



THIS SPACE RESE

2006-020647

Klamath County, Oregon



10/13/2006 03:25:03 PM

Fee: \$21.00

After recording return to:

Sithat Saliphan

2555 Eberlein Avenue

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Sithat Saliphan

2555 Eberlein Avenue

Klamath Falls, OR 97601

Escrow No. MT72908-KR

Title No. 0072908

SWD

MT72908 KR

STATUTORY WARRANTY DEED

Don Purio Development Company, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Sithat Saliphan and Chanthala Xayavong, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 6 of TRACT 1358, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-033D0-02400-000

Key No: 886058

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$299,196.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 10 day of October, 2006.

Don Purio Development Company, LLC, an Oregon Limited Liability Company

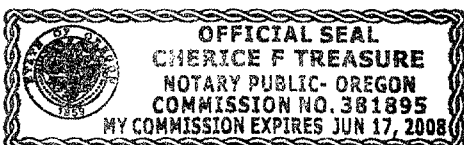
BY

Don Purio, Manager

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 10, 2006 by Don Purio as Manager for Don Purio Development Company, LLC, an Oregon Limited Liability Company.



Cherice F. Treasure

(Notary Public for Oregon)

My commission expires

6/17/2008

2700