



THIS SPACE RESE

2006-020656
Klamath County, Oregon



10/13/2006 03:32:33 PM

Fee: \$21.00

After recording return to:

ORE-CAL LAND DEVELOPMENT

PO BOX 7

Malin, OR 97632

Until a change is requested all

tax statements shall be sent to

The following address:

ORE-CAL LAND DEVELOPMENT

PO BOX 7

Malin, OR 97632

Escrow No.

MT74057-TM

Title No.

0074057

SWD

MT74057

STATUTORY WARRANTY DEED

CHARLES M. LABUWI AND MICHELLE C. LABUWI, with rights of survivorship, Grantor(s)

hereby convey and warrant to, **CHARLES M. LABUWI**, 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:

Parcel 1 and 3 of Land Partition 17-06, a replat of Lot 8 and a portion of Lot 7 of Tract 1291 – LAKERIDGE PARK and Lots 8, 9 and 10 of Tract 1432 – QUAIL POINT ESTATES, situated in the NE1/4 NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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:

2006-2007 Real Property Taxes have not yet been paid.

The true and actual consideration for this conveyance is **Pursuant to Land Partition 17-06**

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 3rd day of October, 2006.

Charles M. Labuwi

CHARLES M. LABUWI

Michelle C. Labuwi

MICHELLE C. LABUWI

by Charles Labuwi ATF

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 3, 2006 by **CHARLES M. LABUWI AND MICHELLE C. LABUWI**.

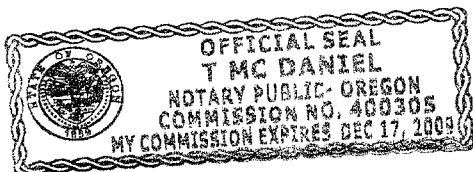
AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

individually and as attorney in fact for

[Signature]

(Notary Public for Oregon)

My commission expires 12/17/09



200