

MTC 77010



THIS SPACE RES

2006-021150

Klamath County, Oregon



10/20/2006 03:10:53 PM

Fee: \$21.00

After recording return to:

JOSE L. BOLANOS

606 OWENS STREET

KLAMATH FALLS, OR 97601

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

JOSE L. BOLANOS

606 OWENS STREET

KLAMATH FALLS, OR 97601

Escrow No. AP0778896

Title No. 0778896

SWD

STATUTORY WARRANTY DEED

MICHAEL N. JONES also known as **Michael Nolan Jones**, Grantor(s) hereby convey and warrant to **JOSE L. BOLANOS**, 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:

The Northerly 80 feet of Lots 23 and 24, in Block 7, INDUSTRIAL ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Tax Account No: 3809-0033BD-04000-000 Key No: 478717

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 a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$75,000.00**.

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 27 day of September, 2006

Michael N Jones
MICHAEL N. JONES

State of Oregon
County of UMATILLA



This instrument was acknowledged before me on 9/27, 2006 by MICHAEL N. JONES.

[Signature]
(Notary Public for Oregon)

My commission expires 10/10/08

21.00