



2006-021752  
Klamath County, Oregon

THIS SPACE RES



00007521200600217520020027

10/30/2006 03:20:17 PM

Fee: \$26.00

After recording return to:

John E. Teixeira, Jr.

5214 Villa Drive

Klamath Falls, OR 97603

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

John E. Teixeira, Jr.

5214 Villa Drive

Klamath Falls, OR 97603

Escrow No.  
SWD-EM

MT72942-KR

MT72942 KR

### STATUTORY WARRANTY DEED

**Thane A. Cleland**, Grantor(s) hereby convey and warrant to **John E. Teixeira, Jr. and Leasa M. Teixeira, 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 9 of Tract 1454 - VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DC-12800-000

Key No: 892291

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 **\$355,550.00**.

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.

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Statutory Warranty Deed

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Dated this 20<sup>th</sup> day of October, 2006.

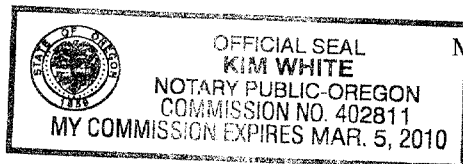
Thane A. Cleland  
Thane A. Cleland

State of Oregon  
County of Clackamas

This instrument was acknowledged before me on October 20, 2006 by Thane A. Cleland.

Kim White

(Notary Public for Oregon)



My commission expires 3-5-10