



THIS SPACE RI

2006-021842

Klamath County, Oregon



10/31/2006 03:14:49 PM

Fee: \$21.00

After recording return to:

Ismael Nunez

2120 Vine Ave

Klamath Falls, OR 97601

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

Ismael Nunez

2120 Vine Ave

Klamath Falls, OR 97601

Escrow No. MT76646-MS

Title No. 0076646

SWD

MTC 76646 MS

STATUTORY WARRANTY DEED

Ben L. Scott, Grantor(s) hereby convey and warrant to **Ismael Nunez**, 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 4 in Block 97, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3711-022D0-04100-000

Key No: 391347

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 **\$10,000.00**.

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 30th day of October, 2006

Ben L. Scott
Ben L. Scott

pres. FL DL 5300 07239/620

State of Florida
County of Duval

This instrument was acknowledged before me on Oct 30, 2006 by Ben L. Scott.

NOTARY PUBLIC-STATE OF FLORIDA
 James D. Roach, Jr.
Commission # DD598343
Expires: NOV. 06, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
(Notary Public)
My commission expires 11/6/2010

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