



THIS SPACE RESERVE

2006-023259
Klamath County, Oregon



11/20/2006 03:24:19 PM

Fee: \$21.00

After recording return to:

Derek T. Blackburn

1444 Kane Street

Klamath Falls, OR 97603

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

Derek T. Blackburn

1444 Kane Street

Klamath Falls, OR 97603

Escrow No. MT77504-SH

Title No. 0077504

SWD

MT77504 SH

STATUTORY WARRANTY DEED

Manuel R. Molina, Sr. and Melissa M. Molina, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Derek T. Blackburn and Teresa M. O'Neill, 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 33 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at page 474, Deed Records of 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:

The true and actual consideration for this conveyance is **\$172,000.00**.

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.

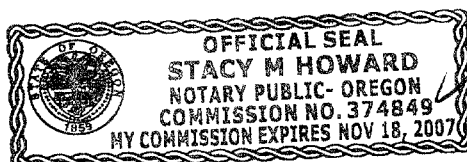
Dated this 20 day of Nov 2006

Manuel R. Molina, Sr.

Melissa M. Molina

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 20, 2006 by Manuel R. Molina, Sr. and Melissa M. Molina.



(Notary Public for Oregon)
My commission expires Nov 18, 2007