

2006-023583

Klamath County, Oregon



00009660200600235830010014

11/27/2006 02:59:47 PM

Fee: \$21.00

After Recording Return to:

ENRIQUE M. MANZO

313 E Lowell St
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ENRIQUE M. MANZO

ASPEN: 64106 PS

WARRANTY DEED
(INDIVIDUAL)

THOMAS L. POTTER and SARAH V. POTTER, herein called grantor, convey(s) to ENRIQUE M. MANZO, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 12, NORTH KLAMATH FALLS, TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029BB TL 04400 KEY# 184678

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$137,450.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). EMM

Dated November 3, 2006.

Thomas L. Potter
THOMAS L. POTTER

Sarah V. Potter
SARAH V. POTTER

STATE OF OREGON, County of Klamath) ss.

On November 22, 2006 personally appeared the above named THOMAS L. POTTER and SARAH V. POTTER and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

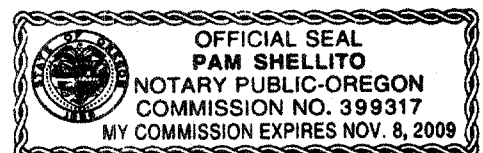
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064106

Before me: *Pam Shellito*
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



\$21-A