

2006-024288
Klamath County, Oregon

After Recording Return to:
RENE GARCIA-FLORES and
MARIA CAPRISTO
2034 Wiard Street
Klamath Falls OR 97603



12/07/2006 03:32:59 PM

Fee: \$21.00

Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

ASPER: 64112 PS

WARRANTY DEED
(INDIVIDUAL)

CHRIS A. MEYERS, herein called grantor, convey(s) to RENE GARCIA-FLORES, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 13, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-002BD TL 01000 KEY #517168

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 \$162,500.00.
(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)).

Dated November 2, 2006.

CHRIS A. MEYERS

STATE OF OREGON, County of Klamath) ss.

On December 5, 2006 personally appeared the above named CHRIS A. MEYERS and acknowledged the foregoing instrument to be ~~his/her/their~~ voluntary act and deed.

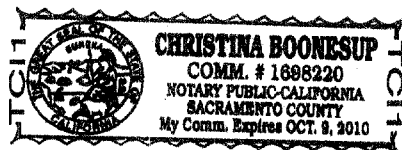
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064112

Before me: Christina Boonesup
Notary Public for Oregon California
My commission expires: Oct. 9, 2010

Official Seal



\$21-A