

2006-024943

Klamath County, Oregon

After Recording Return to:

RAY GALBAVY and LAURA LARSEN

341 Hillside Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RAY GALBAVY and LAURA LARSEN

Same as Above



00011232200600249430010014

12/18/2006 03:21:30 PM

Fee: \$21.00

ASPEN: 64192.PS

WARRANTY DEED
(INDIVIDUAL)

JEFFREY FINNIGAN and CHRISTINA FINNIGAN, herein called grantor, convey(s) to RAY GALBAVY and LAURA LARSEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 4, DIXON ADDITION 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 3809-028DC TL 03000 KEY# 374730

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 \$187,900.00.
(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 December 1, 2006.

JEFFREY FINNIGAN

CHRISTINA FINNIGAN

STATE OF OREGON, County of Klamath) ss.

On December 15, 2006 personally appeared the above named JEFFREY FINNIGAN and CHRISTINA FINNIGAN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064192

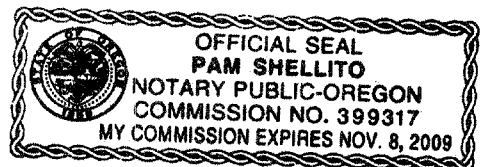
Before me:

Notary Public for Oregon

My commission expires:

Nov 8, 2009

Official Seal



\$21-A