



THIS SPACE RES

2006-025169

Klamath County, Oregon



12/21/2006 03:22:56 PM

Fee: \$21.00

MT77728TM

After recording return to:

Martin C. Toro

6739 Beckton Avenue

Klamath Falls, OR 97603

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

Martin C. Toro

6739 Beckton Avenue

Klamath Falls, OR 97603

Escrow No. MT77728-TM

Title No. 0077728

SWD

STATUTORY WARRANTY DEED

Kathy Sue Schrier Linville, Successor Trustee of the Myrtle Kathryn Schrier Living Trust, UTD 4-28-97, Grantor(s) hereby convey and warrant to **Martin C. Toro and Martin Toro, Jr. not as tenants in common, but with right of survivorship**, 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 656, Block 116 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk 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 **\$123,000.00**.

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 21 day of December, 2006

Myrtle Kathryn Schrier Living Trust, UTD 4-28-97

BY Kathy Sue Schrier Linville
Kathy Sue Schrier Linville, Successor Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on Dec 21, 2006 by Kathy Sue Schrier Linville, Successor Trustee of the Myrtle Kathryn Schrier Living Trust, UTD 4-28-97.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

