



THIS SPACE I

2006-025635
Klamath County, Oregon



12/29/2006 03:39:58 PM

Fee: \$21.00

MT77730-SH

After recording return to:

John R. Duran

PO Box 660

Keno, OR 97627

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

John R. Duran

PO Box 660

Keno, OR 97627

Escrow No. MT77730-SH

Title No. 0077730

SWD

STATUTORY WARRANTY DEED

Esteban Pizano, Grantor(s) hereby convey and warrant to **John R. Duran**, 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:

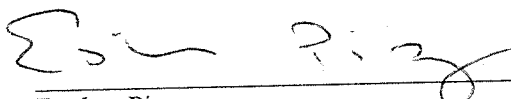
Beginning at the most Easterly corner of Lot 21, Block 21 of INDUSTRIAL ADDITION to the CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence Northwesterly along the Southwesterly line of Division Street 47 feet 10 inches; thence Southwesterly at right angles to Division Street, 50 feet; thence Southeasterly parallel with Division Street 47 feet 10 inches; thence Northeasterly at right angles to Division Street 50 feet to the place of beginning, being a part of Lots 21 and 22 of said Block and Addition.

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 **\$55,000.00**.

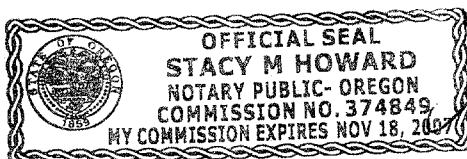
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

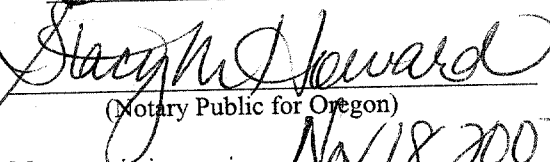
Dated this 28 day of December, 2006.


Esteban Pizano

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 28, 2006 by Esteban Pizano.




(Notary Public for Oregon)

My commission expires Nov 18, 2007