

2007-000248

Klamath County, Oregon



After recording return to:
Pedro Ibarra and Nancy Ibarra
Po Box 3
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Pedro Ibarra and Nancy Ibarra
Po Box 3
Bonanza, OR 97623

File No.: 7021-948161 (ALF)
Date: January 05, 2007

THIS SPAC



01/05/2007 03:14:52 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Donald M. Nelson, Grantor, conveys and warrants to **Pedro Ibarra and Nancy Ibarra, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: ME
PZ

Lot 6 of Tract 1224, Davis Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

26.-F

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, 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 5 day of January, 2007.

[Signature]
Donald M. Nelson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 5 day of January, 2007
by **Donald M. Nelson.**

[Signature]

Notary Public for Oregon
My commission expires: 12-3-10

