

2007-001078

Klamath County, Oregon



00013349200700010780010011

01/22/2007 02:49:39 PM

Fee: \$21.00

After Recording Return to:

JUAN GARCIA and MARIA E. GARCIA

550 Scott Ave
Redwood City, Ca 94063

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

JUAN GARCIA and MARIA E. GARCIA

Same as above

ASPEN: 64281MS

WARRANTY DEED
(INDIVIDUAL)

VERNON L. CHURCH and BONNIE R. CHURCH, herein called grantor, convey(s) to JUAN GARCIA and MARIA E. GARCIA, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 751, Block 117, MILLS 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 3809-033DB TL 07700 KEY# 613134

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 \$110,000.00.
(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 January 8, 2007.

Bonnie R. Church

Vernon L. Church
VERNON L. CHURCH
Bonnie R. Church
BONNIE R. CHURCH

STATE OF OREGON, County of Klamath) ss.

On January 10, 2007 personally appeared the above named VERNON L. CHURCH and BONNIE R. CHURCH and acknowledged the foregoing instrument to be their voluntary act and deed.

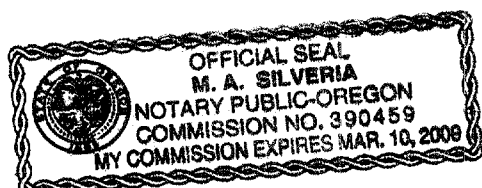
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064281

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$21-A