



MT78606-DS

After recording return to:

Brian M. Aguiar

3849 Bisbee St.

Klamath Falls, OR 97603

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

Brian M. Aguiar

3849 Bisbee St.

Klamath Falls, OR 97603

Escrow No. MT78606-DS

Title No. 0078606

SWD

THIS SPACE RESE

2007-005878

Klamath County, Oregon



03/29/2007 03:24:31 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Jack E. Milner, Sr. and Julia A. Milner, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Brian M. Aguiar and Elizabeth N. Gregory 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:

**The N1/2 of Lot 3, Block 1, SECOND ADDITION TO ALTAMONT ACRES, 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 **\$145,300.00**.

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<sup>th</sup> day of March, 2007

Jack E. Milner, Sr.  
Jack E. Milner, Sr.

Julia A. Milner  
Julia A. Milner

State of Oregon

County of KLAMATH



This instrument was acknowledged before me on March 28, 2007 by Jack E. Milner, Sr. and Julia A. Milner.

Heather Sciurba  
(Notary Public for Oregon)

My commission expires Feb 9, 2010