

AmeriTitle
MTC 62352AM



After recording return to:
Hector Abarca
1730 Washburn Way
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Hector Abarca
1730 Washburn Way
Klamath Falls, OR 97601

File No.: 7101-732077 (WKC)
Date: February 06, 2006

2015-012608
Klamath County, Oregon
11/19/2015 09:40:53 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Thompson-Jackson Limited Partnership, Grantor, conveys and specially warrants to **Hector Abarca**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lots 3, 11, 12, 13 and 14 in Block 3, Sixth Street 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.

This document is being recorded in fulfillment of the Memorandum of Contract recorded on January 6, 2006 as M06-00327 on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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 **\$450,000.00**.

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 WILL 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 this 6 day of February, 2006.

Thompson-Jackson Limited Partnership

Mary Jackson
By: Mary Jackson, General Partner

W. Kory Jackson
By: W. Kory Jackson, General Partner

STATE OF Oregon)
County of Benton)ss.

This instrument was acknowledged before me on this 6 day of February, 2006 by Mary Jackson and W. Kory Jackson as General Partners of Thompson-Jackson Limited Partnership, on behalf of the Partnership.

W. Carl
W. Carl
Notary Public for Oregon
My commission expires: 10-01-2009

