



After recording return to:

Omar I. Carbajal  
200 Dahlia Street  
Klamath Falls OR 97601

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

Omar I. Carbajal  
200 Dahlia Street  
Klamath Falls OR 97601

Escrow No. K57861B

Title No. K57861B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath  
 Recorded 11/28/01 2:41 P. m.  
 Vol M01, Pg 60551  
 Linda Smith, County Clerk  
 Fee \$ 21<sup>00</sup> # of Pgs 1

### STATUTORY WARRANTY DEED

Darrell D. DeBoard, Trustee of the Darrell D. DeBoard Trust U/T/A dated September 23, 1999, an undivided one half interest; and Pennie K. DeBoard, Trustee of the Pennie K. DeBoard Trust U/T/A dated September 23, 1999, an undivided one-half interest, an estate in fee simple as tenants in common, Grantor, conveys and warrants to Omar I. Carbajal and Jennifer D. Carbajal, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southeasterly 19 feet of Lot 2 and the Northwesterly 51 feet of Lot 3, Block 10, ELDORADO 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 property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$88,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27<sup>th</sup> day of November, 2001.

Darrell D. DeBoard, Trustee

Darrell D. DeBoard, Trustee

Pennie K. DeBoard, Trustee

Pennie K. DeBoard, Trustee

STATE OF OREGON

County of Klamath } ss.  
Washington

This instrument was acknowledged before me on this 27<sup>th</sup> day of November, 2001 by Darrell D. DeBoard as Trustee of the Darrell D DeBoard Trust U/T/A September 23, 1999 and Pennie K. DeBoard as Trustee of the Pennie K. DeBoard Trust U/T/A September 23, 1999

Michelle Young  
 Notary Public for Oregon



My commission expires: 09/06/2005 4/6/02