

02 FEB 04 PM 2:54



After recording return to:

Juan Hernandez  
10778 Wright Avenue  
Klamath Falls, OR 97603

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

Juan Hernandez  
10778 Wright Avenue  
Klamath Falls, OR 97603

Escrow No. K58165S

Title No. K58165-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 6693

State of Oregon, County of Klamath  
Recorded 02/04/2002 2:54p m.  
Vol M02, Pg 6693  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

Antone A. Striefel and Angela C. Striefel, as tenants by the entirety; Grantor, conveys and warrants to Juan Hernandez and Ruby Hernandez, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Falcon Heights Condominium Unit Number 10778, Stage 1, FALCON HEIGHTS CONDOMINIUM, 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 \$71,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1 day of FEBRUARY, 2002.

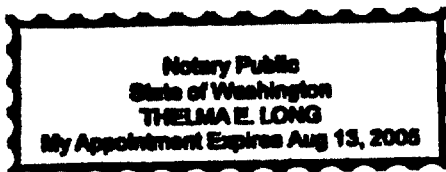
Antone A. Striefel

Angela C. Striefel

STATE OF Washington

County of CLATSOP } ss.

This instrument was acknowledged before me on this 1 day of <sup>February</sup>~~January~~, 2002  
by Antone A. Striefel and Angela C. Striefel



Notary Public for Oregon  
WASH 246324

My commission expires: 8/13/2006