

02 JUL 5 AM 11:42



After recording return to:
Tamara S. Hernandez

~~3437 1/2 Boardman Ave.~~
~~Klamath Falls, OR 97603~~

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

Tamara S. Hernandez

~~3437 1/2 Boardman Ave.~~
~~Klamath Falls, OR 97603~~

Escrow No. K58786S

Title No. K58786-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 38413

State of Oregon, County of Klamath

Recorded 07/05/2002 11:42 a m.

Vol M02, Pg 384/3

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

James E. Matthews, Grantor, conveys and warrants to Tamara Hernandez and Miguel Hernandez, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 27, 28, 29 and 30 in Block 14, St. Francis Park, 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:

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 \$65,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of July 2002.

James E. Matthews
James E. Matthews

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 2nd day of July, 2002
by James E. Matthews

Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03



\$212