

03 MAY 22 PM 3:19



After recording return to:

Alfonso Simental

750 Front Street NE, Suite 100

Salem, OR 97301

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

Alfonso Simental

750 Front Street NE, Suite 100

Salem, OR 97301

Escrow No. K57464C

Title No. K57464-C

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/22/2003 3:19 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Sun Country Land, Inc., Grantor, conveys and warrants to Alfonso L. Simental and Rosalinda Simental, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Partition Plat No. 54-00, a replat of Lot 3, Sun Country Estates and a portion of the SW1/4 SE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian and NW1/4 NE1/4 of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, 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 \$28,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 19TH day of May, 2003.

Dean Allen
Dean Allen, CPA of Fischer, Hayes and Associates, PC
The Court Appointed Receiver

STATE OF OREGON

County of MARION } ss.

This instrument was acknowledged before me on this 19TH day of May, 2003
by DEAN ALLEN



Donna J. Rennick
Notary Public for Oregon

My commission expires: JAN. 30, 2006

21 K