



After recording return to:
Hector M. Flores-Rios and Shana R.
Flores-Rios
198 Crestdale
Klamath Falls, OR 97601

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

Hector M. Flores-Rios and Shana R.
Flores-Rios
198 Crestdale
Klamath Falls, OR 97601

File No.: 7021-222960 (SAC)

Date: July 30, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 08/4/2003 3:49 P m
Vol M03 Pg 55826-27
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Phillip W. Boesche and Kimberley L. Boesche as tenants by the entirety, Grantor, conveys and warrants to Hector M. Flores-Rios and Shana R. Flores-Rios as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12 Block 7, Tract 1152, North Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004 Taxes**, a lien not yet payable.
2. 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.

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 **\$169,900.00**. (Here comply with requirements of ORS 93.030)

55827

APN: 446618

Statutory Warranty Deed
- continued

File No.: 7021-222960 (SAC)
Date: 07/30/2003

Phillip W. Boesche
Phillip W. Boesche

Kimberley L. Boesche
Kimberley L. Boesche

STATE OF Oregon)
County of ~~Klamath~~ Jackson) ss.

(D) This instrument was acknowledged before me on this 31ST day of JULY, 2003
by Phillip W. Boesche and Kimberley L. Boesche.

Debra A Ingram
Notary Public for Oregon

My commission expires: 10/2/05

