



After recording return to:
Felipe Segura Guerra and Monica
Lopes De Segura
3919 Austin Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Felipe Segura Guerra and Monica
Lopes De Segura
3919 Austin Street
Klamath Falls, OR 97603
File No.: 7021-274884 (SAC)
Date: October 30, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 11/04/03 3:44 p m
Vol M03 Pg 82237-38
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Priscilla E. Pearce, Grantor, conveys and warrants to **Felipe Segura Guerra and Monica Lopes De Segura as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southerly 78.6 feet of Lot 15 in Block 6 of Third Addition to Altamont Acres, 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. 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 **\$94,000.00**. (Here comply with requirements of ORS 93.030)

APN: 543264

Statutory Warranty Deed
- continued

File No.: 7021-274884 (SAC)
Date: 10/30/2003

82238

Priscilla E. Pearce
Priscilla E. Pearce

STATE OF Oregon)
County of Klamath) ss.
)

This Instrument was acknowledged before me on this
by **Priscilla E. Pearce**.

30th day of November 2003
[Signature]

Notary Public for Oregon

My commission expires: 8-2-07

