



After recording return to:
Alejandro Tena and Maureen Tena
4657 Laverne Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Alejandro Tena and Maureen Tena
4657 Laverne Ave.
Klamath Falls, OR 97603

File No.: 7021-298259 (SAC)
Date: January 12, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/05/2004 3:15 p m
Vol M04 Pg 07054-07055
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Trudle D. Durant and Patricia M. Richardson and Carleen L. Clark, Grantor, conveys and warrants to **Alejandro Tena and Maureen Tena as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 30 of Perry's Addition to Lloyds Tracts, 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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

APN: 552592

Statutory Warranty Deed
- continued

07055

File No.: 7021-298259 (SAC)
Date: 01/12/2004

Trudie D. Durant
Trudie D. Durant

Patricia M. Richardson
Patricia M. Richardson

Carleen L. Clark
Carleen L. Clark

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 4 day of February 2004
by **Trudie D. Durant and Patricia M. Richardson and Carleen L. Clark.**

[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

