

04 MAR 12 PM 10:47



MTT-64238 LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
VERONICA HERNANDEZ
P.O. BOX 274
MALIN, OR 97632

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

VERONICA HERNANDEZ
P.O. BOX 274
MALIN, OR 97632

State of Oregon, County of Klamath
Recorded 03/12/2004 10:47 AM
Vol M04 Pg 14258
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT64238-LW

STATUTORY WARRANTY DEED

DIANA R. GRUELL and RODNEY GRUELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to VERONICA HERNANDEZ and AGUSTIN PEREZ, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 6 and 7, Block 47 in the CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No: 4112-015CB-03300-000

Key No: 124305

124305

4112-015CB-03300-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$37,000.00.

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.

Dated this 3 day of March, 2004

DIANA R. GRUELL

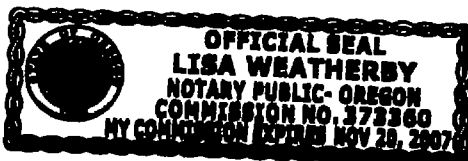
RODNEY GRUELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 3, 2004 by DIANA R. GRUELL and RODNEY GRUELL.

(Notary Public for Oregon)

My commission expires 11/20/07



Am
2/00