



After recording return to:  
Brent Allen Brewer and Nicole Marie  
Brewer  
6462 Alva Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Brent Allen Brewer and Nicole Marie  
Brewer  
6462 Alva Avenue  
Klamath Falls, OR 97603  
File No.: 7021-381433 (SJ)  
Date: May 12, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/17/2004 3:46 p m  
Vol M04 Pg 30727-28  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Ernesto Vaca, Sr. and Lois Ann Vaca, husband and wife, Grantor, conveys and warrants to Brent Allen Brewer and Nicole Marie Brewer as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 2, Block 5, Winema Gardens, Second Addition, 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 **\$112,500.00**. (Here comply with requirements of ORS 93.030)

30728

APN: 506134

Statutory Warranty Deed  
- continued

File No.: 7021-381433 (87)  
Date: 05/12/2004

*Ernesto Vaca Sr.*

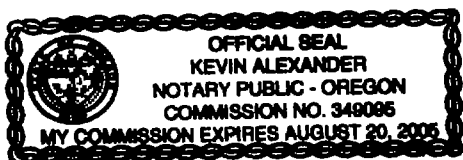
Ernesto Vaca Sr.

*Lois Ann Vaca*

Lois Ann Vaca

STATE OF Oregon )  
County of Clackamas )ss.  
)

This Instrument was acknowledged before me on this 14<sup>th</sup> day of May, 2004  
by Ernesto Vaca, Sr. and Lois Ann Vaca.



*Kevin Alexander*

Notary Public for Oregon

My commission expires: Aug 20, 2005