

MT6- 65318TM

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State of Oregon, County of Klamath
 Recorded 06/18/2004 3:34 p m
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 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After recording return to:

Juan S. Avila
6119 Roberts Drive
San Diego, CA 92139-1732

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

Juan S. Avila
6119 Roberts Drive
San Diego, CA 92139-1732

Escrow No. MT65318-TM

STATUTORY WARRANTY DEED

Neil I. Anderson and Elaine C. Anderson, as tenants by the entirety, Grantor(s) hereby convey and warrant to
 Juan S. Avila and Teresita Avila, 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:

Lot 7 in Block 3 of FIRST ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035AD-03800-000 Key No: 476061

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 **\$182,500.00**.

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 17 day of June, 2004.

Neil I. Anderson
 Neil I. Anderson

Elaine C. Anderson
 Elaine C. Anderson

State of Oregon
 County of **KLAMATH**

This instrument was acknowledged before me on June 17 2004 by Neil I. Anderson and Elaine C. Anderson.

Lisa Weatherby
 (Notary Public for Oregon)



My commission expires 11/20/07

2/00 am