



After recording return to:  
Pedro Rivera-Ortega and Patricia J.  
Rivera-Ortega  
6611 Climax Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Pedro Rivera-Ortega and Patricia J.  
Rivera-Ortega  
6611 Climax Ave  
Klamath Falls, OR 97603  
File No.: 7021-394978 (SAC)  
Date: June 15, 2004

State of Oregon, County of Klamath  
Recorded 06/21/2004 3:05 p m  
Vol M04 Pg 39744-45  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 2

## STATUTORY WARRANTY DEED

Ralph W. Keeling, Grantor, conveys and warrants to Pedro Rivera-Ortega and Patricia J. Rivera-Ortega as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 17 Block 2 of Moyina Manor, 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 \$144,000.00. (Here comply with requirements of ORS 93.030)

Dated this 17 day of June, 2004.

39745

APN: 504403

Statutory Warranty Deed  
- continued

File No.: 7021-384878 (SAC)  
Date: 06/15/2004

Ralph W. Kesling  
Ralph W. Kesling

STATE OF Oregon )  
County of Klamath ) ss.  
)

This instrument was acknowledged before me on this

17 day of June, 2004

by Ralph W. Kesling.

Brenda Rodriguez  
Notary Public for Oregon  
My commission expires: 9-6-05

