

04 JUL 2 PM3:26



After recording return to:
Jaime Gutierrez and Patricia R.
Gutierrez
4382 Bonita Road
San Diego, CA

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

Jaime Gutierrez and Patricia R.
Gutierrez
4382 Bonita Road
San Diego, CA

File No.: 7021-403133 (SAC)

Date: June 30, 2004

Vol M04 Page 43764

State of Oregon, County of Klamath

THIS SPACE RESE
Recorded 07/02/2004 3:26 p m
Vol M04 Pg 43764-65
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Myrtle R. Van Meter, Grantor, conveys and warrants to **Jaime Gutierrez and Patricia R. Gutierrez as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The South 68 feet of Tract 13 Vicory Acres, EXCEPTING THEREFROM the Westerly 10 feet conveyed to Klamath County, Oregon, by Deed recorded January 24, 1941 in Volume 135 page 65, Deed records 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 **\$108,000.00**. (Here comply with requirements of ORS 93.030)

F26-J

43765

APN: 511075

Statutory Warranty Deed
- continued

File No.: 7021-403133 (SAC)
Date: 06/30/2004

Dated this 1 day of July, 2004.

Myrtle R. Van Meter
Myrtle R. Van Meter

STATE OF ~~Oregon~~ California
County of Stanislaus)ss.
)

This instrument was acknowledged before me on this 1 day of July, 2004
by **Myrtle R. Van Meter**.

Catherine M. Melgoza

Notary Public for Oregon
My commission expires:

