

04 JUL 26 AM 10:52



MTT- 65781 KR

Vol M04 Page 48705

State of Oregon, County of Klamath
Recorded 07/26/004 10:52a m

THIS SPACE RESERVED Vol M04 Pg 48705

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After recording return to:

Victorio Gonzalez

731 Division St.

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Victorio Gonzalez

731 Division St.

Klamath Falls, OR 97601

Escrow No. MT65781-KR

STATUTORY WARRANTY DEED

Joseph G. Byrum and Laurie J. Byrum, as tenants by the entirety, Grantor(s) hereby convey and warrant to Victorio Gonzalez and Sonia Gonzalez, 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:

The West 75 feet of TRACT 47 and the West 10 feet of the East 75 feet of the West 150 feet of TRACT 47, PLEASANT HOMES TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BA-02000-000

Key No: 514553

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 **\$104,000.00**.

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 22nd day of July, 2004

Joseph G. Byrum
Joseph G. Byrum

Laurie J. Byrum
Laurie J. Byrum

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 22, 2004 by Joseph G. Byrum and Laurie J. Byrum.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



21.00 AM