

04 AUG 18 PM 3:25



mtc-65587 SA

Vol M04 Page 54426

State of Oregon, County of Klamath  
Recorded 08/18/04 3:25 p m  
Vol M04 Pg 54426-27  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

MANUEL J. MUNOZ  
4408 LOMBARD DRIVE  
Klamath Falls, OR 97603

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

MANUEL J. MUNOZ  
4408 LOMBARD DRIVE  
Klamath Falls, OR 97603

Escrow No. MT65587-SH

### STATUTORY WARRANTY DEED

**JAMES H. KOCINA and KARLA M. KOCINA and PAUL D. LEWIS and GAIL M. LEWIS, with the rights of survivorship**, Grantor(s) hereby convey and warrant to **MANUEL J. MUNOZ and ARCELIA MUNOZ, 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 1 in Block 8 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3909-012CC-05500-000**

**Key No: 564909**


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 **\$133,000.00**.

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 6 day of Aug, 2004

  
JAMES H. KOCINA

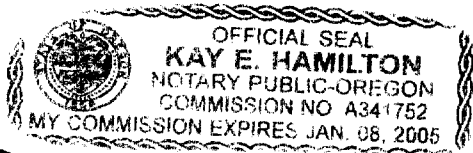
  
KARLA M. KOCINA

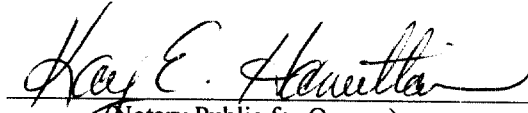
  
PAUL D. LEWIS

  
GAIL M. LEWIS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 6, 2004 by **JAMES H. KOCINA, KARLA M. KOCINA, PAUL D. LEWIS and GAIL M. LEWIS**.



  
(Notary Public for Oregon)

My commission expires 1/8/05

26.00 am

STATE OF OREGON,

County of Klamath } ss.FORM No. 23—ACKNOWLEDGMENT.  
Stevens-Ness Law Publishing Co. NL  
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 11 day of August, 2004,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named James H. Kocina & Karla M. Kocina

known to me to be the identical individual s. described in and who executed the within instrument and  
acknowledged to me that They executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Stacy M. Howard

My commission expires 11/18/2007 Notary Public for Oregon