

04 AUG 31 PM 3:18



MTZ- 664888M

Vol M04 Page 58183

State of Oregon, County of Klamath
Recorded 08/31/04 3:18 p m
Vol M04 Pg 58183-84
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERV

After recording return to:

JESUS M. VALDEZ
4227 ALTAMONT DR
KLAMATH FALLS, OR 97601

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

JESUS M. VALDEZ
4227 ALTAMONT DR
KLAMATH FALLS, OR 97601

Escrow No. MT66488-SM

STATUTORY WARRANTY DEED

ALBERT BOYD ALLRED AKA BOYD A. ALLRED, TRUSTEE OF THE BOYD ALLRED REVOCABLE LIVING TRUST, Grantor(s) hereby convey and warrant to **JESUS M. VALDEZ and ESTELA L. VALLEJO, 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:

A parcel of land situated in the N1/2 of SW1/4 of NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to Section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 44' 1/2' West along the center line of said roadway 879.4 feet to a point in the West boundary of said Section 11, and North 0° 13 1/2' West along the Section line 1662.5 feet; from said point of beginning, running South 0° 7' East 331.85 feet to a point in the South boundary line of said N1/2 of SW1/4 of NW1/4 of said Section 11; thence North 89° 42' East along said boundary line 67.5 feet; thence North 0° along the West line of Deed Volume M72, page 4269, Microfilm Records of Klamath County, Oregon 7' West (80° by recorded deed) 331.8 feet, more or less to the center line of the above mentioned 60 foot roadway; thence South 89° 44 1/2' West along the center line of said roadway 67.5 feet, more or less to the place of beginning.

Tax Account No: 3909-011BC-02600-000

Key No: 551469

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 **\$30,000.00**.

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.

Handwritten signature/initials

Dated this 31 day of August, 2004

58184

ALBERT BOYD ALLRED AKA BOYD A. ALLRED, TRUSTEE OF THE BOYD ALLRED REVOCABLE LIVING TRUST

BY: Boyd A. Allred
BOYD A. ALLRED, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 24, 2004, by ALBERT BOYD ALLRED AKA BOYD A. ALLRED, TRUSTEE OF THE BOYD ALLRED REVOCABLE LIVING TRUST.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/07