

04 SEP 20 PM 1:49



After recording return to:
Maria Ruelas
6712 Beckton
Klamath Falls, OR 97603

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

Maria Ruelas
6712 Beckton
Klamath Falls, OR 97603

File No.: 7021-436950 (SJ)
Date: August 17, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 62885

State of Oregon, County of Klamath
Recorded 09/20/04 1:49p. m
Vol M04 Pg 62885-86
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Randy L. Dovel and Teresa L. Dovel, as tenants by the entirety, Grantor, conveys and warrants to **Maria Ruelas**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14 in Block 6 of TRACT 1003, THIRD ADDITION TO MOYINA, 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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

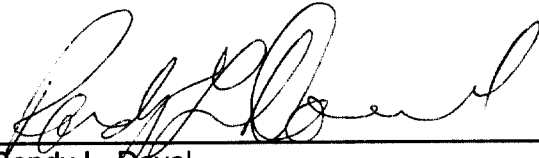
Dated this 15 day of September, 2004

62886

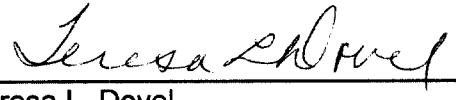
APN: R453789

Statutory Warranty Deed
- continued

File No.: 7021-436950 (SJ)
Date: 08/17/2004



Randy L. Dovel



Teresa L. Dovel

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 15 day of Sept., 2004
by **Randy L. Dovel and Teresa L. Dovel.**



Notary Public for Oregon
My commission expires: 8/20/07

