



State of Oregon, County of Klamath
 Recorded 10/15/04 11:45 a.m.
 Vol M04 Pg 70277-78
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Magdaleno E.L. Deguzman and
 Barbara A. Deguzman

PO BOX 8165
Lancaster, CA 93539

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

Magdaleno E.L. Deguzman and
 Barbara A. Deguzman

File No.: 7021-465473 (SAC)

Date: October 11, 2004

STATUTORY WARRANTY DEED

Glennnda L. Gentle, Grantor, conveys and warrants to **Magdaleno E.L. Deguzman and Barbara A. Deguzman as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 20, Block 2, Second Addition to Keno Hillside Acres, according to the official plat thereof on file in the office of the County Clerk, 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 **\$37,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 12th day of October, 2004.

263

70278

APN:

Statutory Warranty Deed
- continued

File No.: 7021-465473 (SAC)
Date: 10/11/2004

Glenda L. Gentle
Glenda L. Gentle

STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 12th day of October, 2004
by **Glenda L. Gentle**.

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Notary Public for Oregon
My commission expires:

STATE OF California
COUNTY OF Orange

