

04 OCT 20 PM 12:11

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State of Oregon, County of Klamath  
Recorded 10/20/04 12:11 p m  
Vol M04 Pg 71360  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

1st 452047  
**WARRANTY DEED -- STATUTORY FORM**

THERESA M. RHOADES, an individual, Grantor,

conveys and warrants to

ERNEST A. LERMA, JR, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

THAT PORTION OF THE W 1/2 W 1/2 SE 1/4 SE 1/4 OF SECTION 24, TOWNSHIP 32 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING NORTH OF THE CENTER THREAD OF THE WILLIAMSON RIVER.

Tax Account No(s): 84312 890363  
Map/Tax Lot No(s): 320724-500 M-04-006

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$159,000.00 .

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 16<sup>th</sup> day of October, 2004.

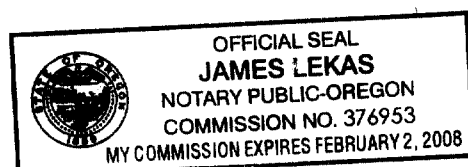
Theresa M. Rhoades  
THERESA M. RHOADES

STATE OF OREGON, COUNTY OF YAMHILL SS.

This instrument was acknowledged before me on October 16, 2004 by THERESA M. RHOADES.

James Lekas JAMES LEKAS  
(Notary Public for Oregon) ~~COUNTY OF YAMHILL~~  
My commission expires Feb 2, 2008

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739



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

ERNEST A. LERMA  
~~23796 COLDWATER CT~~ PO BOX 1107  
~~MORENO VALLEY, CA 92557-2863~~ Chiloquin OR 97674

TITLE NO. 7029452047  
ESCROW NO. 14-0071804