

MT67041 SM

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State of Oregon, County of Klamath  
 Recorded 11/10/04 3:12 p m  
 Vol M04 Pg 77684  
 Linda Smith, County Clerk  
 THIS SPACE RESERV Fee \$ 21.00 # of Pgs 1

After recording return to:

ANTHONY J. RICHEY

1407 CALIFORNIA

KLAMATH FALLS, OR 97603

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

ANTHONY J. RICHEY

1407 CALIFORNIA

KLAMATH FALLS, OR 97603

Escrow No. MT67041-SM

### STATUTORY WARRANTY DEED

**MARIO B. VASQUEZ and MARIA S. VASQUEZ, as tenants by the entirety as to an undivided 1/2 interest; and JESSICA S. VASQUEZ, as to an undivided 1/2 interest.,** Grantor(s) hereby convey and warrant to **ANTHONY J. RICHEY and THERESA L. RICHEY, 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:

**The South 25 Feet of Lot 5 and all of 6 in Block 90 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 40 feet of Lot 6 and the Easterly 40 feet of the Southerly 25 feet of Lot 5.**

**Tax Account No: 3809-029CB-07300-000**

**Key No: 299581**

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 **\$112,900.00.**

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 8 day of Nov, 2004.

Mario B. Vasquez  
 MARIO B. VASQUEZ

Maria S. Vasquez  
 MARIA S. VASQUEZ

Jessica S. Vasquez  
 JESSICA S. VASQUEZ

STATE OF ~~CALIFORNIA~~ ARIZONA

COUNTY OF ~~CLATSOP~~ MARICOPA<sup>SS.</sup>

On NOVEMBER 8, 2004 before me Carolyn Litviak personally appeared MARIO B. VASQUEZ, MARIA S. VASQUEZ and JESSICA S. VASQUEZ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Carolyn Litviak



2/10 am