



MTC-47340KR

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State of Oregon, County of Klamath
 Recorded 12/15/04 3:20 P m
 Vol M04 Pg 85883
 Linda Smith, County Clerk

THIS: Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:

Gustavo Carrion, Jr719 Bradish AveSan Dimas, CA 91773

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

Gustavo Carrion, Jr719 Bradish AveSan Dimas, CA 91773

Escrow No. MT67340-KR

STATUTORY WARRANTY DEED

Paul Goebel and Phyllis Goebel, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Gustavo Carrion Jr and Darylyn Carrion, 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:

Lots 4 and 29 of Roselawn Resubdivision of Block 70, 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.

TOGETHER WITH that portion of vacated alley which attaches thereto.

Tax Account No: 3809-029BD-12100-000

Key No: 213389

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 **\$79,900.00**.

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 8th day of December, 2004.

Paul Goebel
 Paul Goebel

Phyllis Goebel
 Phyllis Goebel

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Dec. 8, 2004 by Paul Goebel and Phyllis Goebel.



Kristi L. Redd
 (Notary Public for Oregon)

My commission expires 11/16/2007

2/00
 am