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State of Oregon, County of Klamath
Recorded 01/06/2005 11:42 a m
Vol M05 Pg 01248-49
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Joe D. Erwin and Jo A. Erwin
Lot 2, Nob Hill Replat
Klamath Falls, OR

Until a change is requested all tax statements
shall be sent to the following address:
Joe D. Erwin and Jo A. Erwin
Lot 2, Nob Hill Replat
Klamath Falls, OR

File No.: 7021-502693 (SAC)
Date: December 27, 2004

STATUTORY WARRANTY DEED

Amuchastegui Building Inc., Grantor, conveys and warrants to **Joe D. Erwin and Jo A. Erwin as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 in Block 2, Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, 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 **\$35,000.00**. (Here comply with requirements of ORS 93.030)

308 ✓

01249

APN: 173485

Statutory Warranty Deed
- continued

File No.: 7021-502693 (SAC)
Date: 12/27/2004

Dated this 0 day of January, 2005.

Amuchastegui Building Inc.

Tim M. Amuchastegui
By: Tim M. Amuchastegui, President
and Secretary

STATE OF Oregon)

)ss.

County of

Klamath

This instrument was acknowledged before me on this 0 day of January, 2005
by Tim M. Amuchastegui as President and Secretary of Amuchastegui Building Inc., on behalf of the .

[Signature]
Notary Public for Oregon
My commission expires:

8/25/07

