



State of Oregon, County of Klamath
Recorded 01/25/05 3:13 p m
Vol M05 Pg 05505
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Joe Herrera, Jr.

1518 Brooks St

Walnut Creek, CA 94596

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

Joe Herrera, Jr.

1518 Brooks St

Walnut Creek, CA 94596

Escrow No. MT68028-MS

STATUTORY WARRANTY DEED

Carmelita J. Hudson, Grantor(s) hereby convey and warrant to **Joe Herrera, Jr. and Ardyce M. Herrera, 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:

Lot 2 in Block 13 of Tract No. 1026 - THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011CD-02900-000

Key No: 556419

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 **\$147,000.00**.

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 24 day of January, 2005

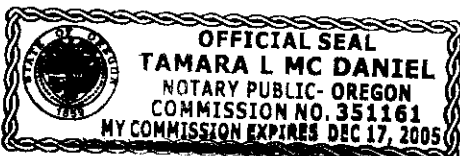
Carmelita J. Hudson
Carmelita J. Hudson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 24, 2005 by Carmelita J. Hudson.

Tamara L. McGowan
(Notary Public for Oregon)

My commission expires 12/17/05



2/10 am