



State of Oregon, County of Klamath
 Recorded 02/23/2005 3:37 p m
 Vol M05 Pg 12055-57
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

After recording return to:

Larry Viveiros

219 Laurel St.

Gustine CA 95322

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

Larry Viveiros

Same

File No.: 7021-524076 (SAC)

Date: February 08, 2005

STATUTORY WARRANTY DEED

Michael J. Chambers and James W. Chambers, Grantor, conveys and warrants to **Larry Viveiros**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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)

Dated this 16 day of February, 2005.

James W. Chambers


31F

12056

APN: 211265

Statutory Warranty Deed
- continued

File No.: 7021-524076 (SAC)
Date: 02/08/2005

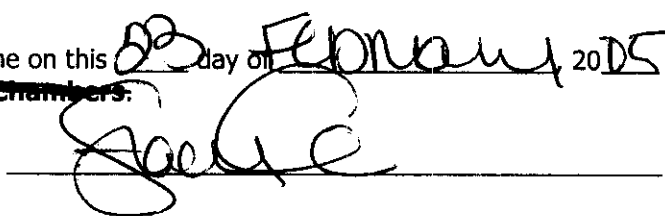

Michael J. Chambers


James W. Chambers

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 08 day of February, 2005
by ~~Michael J. Chambers and James W. Chambers:~~




Notary Public for Oregon
My commission expires: 8-2-07

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINE)
IN THE CITY OF DAVAOS.S
X-----)

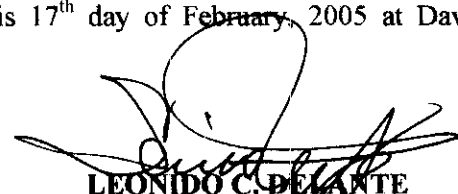
BEFORE ME, a Notary Public for and in the City of Davao, Philippines, personally appeared, James W. Chambers, of which he exhibited to me his Passport No. 203527405 issued on November 16, 2000 at National Passport Center, U.S.A, who is known to me to be the same person who executed the foregoing instrument, and he acknowledged to me that the same is his free, voluntary act and deed.

This instrument whereon the acknowledgement is written, refers to a Statutory Warranty Deed duly signed by the grantors on each every page hereof.

WITNESS MY HAND AND SEAL this 17th day of February, 2005 at Davao City, Philippines.



Doc No. 266 ;
Page No. 54 ;
Book No. CXVIII ;
Series of 2005.


LEONIDO C. DELANTE
Notary Public of Davao City
With Serial No. 061-2005
Commission Expires on December 31, 2005
PTR No. 2216569, 1-05-05
IBP No. 629241, 12-28-04
TIN 105-270-392
Roll No. 13,707

APN: 211265

Statutory Warranty Deed
- continuedFile No.: 7021-524076 (SAC)
Date: 02/08/2005**EXHIBIT A****LEGAL DESCRIPTION:**

A piece or parcel of land situated in Lot 3, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the chiseled cross on a large rock established by Frank Z. Howard in February, 1948, as the Southwest corner of that portion of Lot 3, Section 30, T. 38 S., R. 9 E.W.M., conveyed on pages 203 and 205, Volume 185, Deed Records of Klamath County, Oregon; thence North 8°12' West along the Easterly right of way line of Lakeshore Drive 126.3 feet to a point from which an iron pipe reference monument bears East 4.55 feet; thence East 158.25 feet to an iron pipe; thence South 19°14' East 19.62 feet to an iron pipe; thence South 106.5 feet to an iron pipe on the Southerly boundary of said portion of said Lot 3, Section 30; thence West along the said Southerly boundary a distance of 146.7 feet, more or less, to the point of beginning.