

05 MAR 2 AM 10:29

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Ernesto Rayas and Jennifer Rayas

PO Box 415

Malin, OR 97632

Grantor's Name and Address

Imelda Hernandez Espinoza

PO Box 150

Malin, OR 97632

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Imelda Hernandez Espinoza

PO Box 150

Malin, OR 97632

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Imelda Hernandez Espinoza

PO Box 150

Malin, OR 97632

State of Oregon, County of Klamath
Recorded 03/02/2005 10:29a m
Vol M05 Pg 13828
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ernesto Rayas and Jennifer Rayas, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Imelda Hernandez Espinoza

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1 of Block 1, Tract 1181, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon. Together with the 1978 Marlette Mobile Home firmly affixed to the real property described herein. Klamath County Tax Account #4112-16DB-400 and #M162524.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): all those of record and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on February 19, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Ernesto H. Rayas

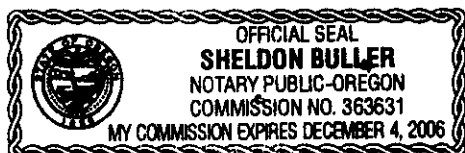
Imelda Hernandez

Ernesto H. Rayas

STATE OF OREGON, County of Klamath ss. February 19, 2005

This instrument was acknowledged before me on

by



Sheldon Buller
Notary Public for Oregon

My commission expires 12/4/06

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