

'05 MAR 15 AM 10:41

After Recording Return to:

**MARTIN LOPEZ and SIMONA LOPEZ**20443 S. Boardman Rd.  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**MARTIN LOPEZ and SIMONA LOPEZ**

Same as Above

State of Oregon, County of Klamath

Recorded 03/15/2005 10:41 mVol M05 Pg 16898

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1*Aspen 60971AF***WARRANTY DEED**

(INDIVIDUAL)

**MODESTO VALENCIA and IRMA VALENCIA**, herein called grantor, convey(s) to **MARTIN LOPEZ and SIMONA LOPEZ, HUSBAND AND WIFE**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

A parcel of land situated in Lot 4, Block 2, **ALTAMONT ACRES**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 156.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence North 89 degrees 40' West along the North line of said Lot 4 a distance of 75 feet; thence South 0 degrees 26' West parallel with Bisbee Street a distance of 141.8 feet to a point on the North line of Boardman Avenue; thence South 89 degrees 40' East along said North line a distance of 75.0 feet to the point of beginning.

CODE: 041 MAP: 3909-003DB TL 03600 KEY# R774237

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$24,500.00**.

(here comply with the requirements of ORS 93.930)

**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 3-14-05.*Modesto Valencia***MODESTO VALENCIA***Irma Valencia***IRMA VALENCIA**STATE OF OREGON, County of **Klamath**) ss.

On 3-14-05 personally appeared the above named **MODESTO VALENCIA and IRMA VALENCIA** and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060971

Before me: *Adrien Fleeck*  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



217