



After recording return to:  
 Bryan Aiken and Racheal Aiken  
 1957 Homedale Road  
 Klamath Falls, OR 97603

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Bryan Aiken and Racheal Aiken  
 1957 Homedale Road  
 Klamath Falls, OR 97603

File No.: 7021-537485 (DMC)  
 Date: March 18, 2005

THIS SPAC

State of Oregon, County of Klamath  
 Recorded 03/24/2005 3:58 p m  
 Vol M05 Pg 19630-31  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Jaime Gutierrez and Patricia R. Gutierrez as tenants by the entirety**, Grantor, conveys and warrants to **Bryan Aiken and Racheal Aiken**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The South 68 feet of Tract 13 Vicory Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 10 feet conveyed to Klamath County, Oregon, by Deed recorded January 24, 1941 in Volume 135 page 65, Deed records 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 **\$134,000.00**. (Here comply with requirements of ORS 93.030)

205

19631

APN: 511075

Statutory Warranty Deed  
- continued

File No.: 7021-537485 (DMC)  
Date: 03/18/2005

Dated this 21 day of March, 2005.

  
Jaime Gutierrez

  
Patricia R. Gutierrez

STATE OF California )  
County of San Diego )ss.

This instrument was acknowledged before me on this 21 day of March, 2005  
by **Jaime Gutierrez and Patricia R. Gutierrez.**

  
Notary Public for  
My commission expires: 12/04/05

