



After recording return to:  
Jose Serrato  
2153 Radcliffe Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Jose Serrato  
2153 Radcliffe Avenue  
Klamath Falls, OR 97601

File No.: 7021-554186 (SAC)  
Date: April 27, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/03/2005 3:17 P.m.  
Vol M05 Pg 31887-88  
Linda Smith, County Clerk  
Fee \$ 210.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Somsaveng J. Vachakone**, Grantor, conveys and warrants to **Jose Serrato**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 15 in Block 209 of Mills Second Addition, according to the official plat thereof on file in the office of the County Clerk 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 **\$87,427.84**. (Here comply with requirements of ORS 93.030)

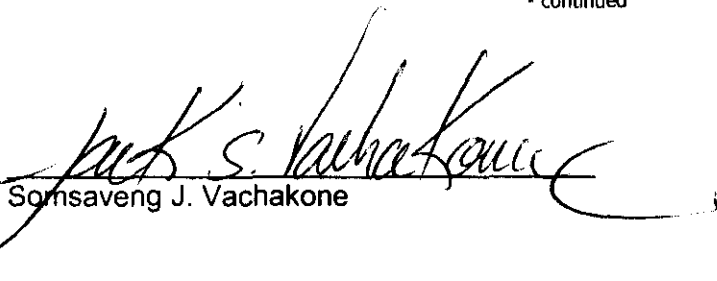
Dated this 2nd day of May, 2005.

31888

APN: 632328

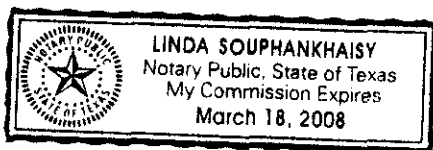
Statutory Warranty Deed  
- continued

File No.: 7021-554186 (SAC)  
Date: 04/27/2005

  
Somsaveng J. Vachakone

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 2nd day of May, 20 05  
by **Somsaveng J. Vachakone.**



  
Notary Public for ~~Oregon~~ Texas VS  
My commission expires: