

05 MAY 5 PM 2005



mtz-68853 SH

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ALLEN R. KERNAN, JR.
1387 Farmington Drive
VACAVILLE, CA 95687

State of Oregon, County of Klamath
Recorded 05/05/2005 3:15 P m
Vol M05 Pg 32447
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

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

ALLEN R. KERNAN, JR.
1387 Farmington Drive
VACAVILLE, CA 95687

Escrow No. MT68853-SH

STATUTORY WARRANTY DEED

MANUEL R. MOLINA, SR. and MELISSA MOLINA, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ALLEN R. KERNAN, JR.**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 9 in Block 16 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019DC-06400-000

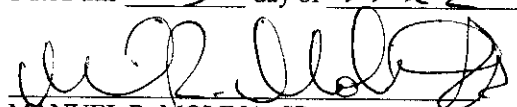
Key No: 438351

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$155,000.00**.

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.

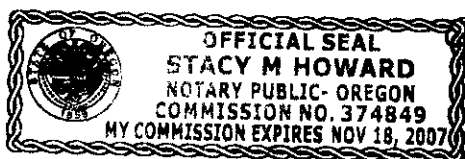
Dated this 25th day of April, 2005

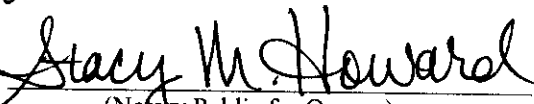

MANUEL R. MOLINA, SR.


MELISSA MOLINA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 25, 2005 by MANUEL R. MOLINA, SR. and MELISSA MOLINA.




(Notary Public for Oregon)
My commission expires 11/18/2007

2/20 am