

05 JUN 10 PM 3:00

MT7-70011 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOSE VILLANUEVA

3341 HOPE STREET

KLAMATH FALLS, OR 97603

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

JOSE VILLANUEVA

3341 HOPE STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 06/10/05 3:00 P.m

Vol M05 Pg 43442

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT70011-TM

STATUTORY WARRANTY DEED

DONNIE J. ALLEN and DONNA L. ALLEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JOSE VILLANUEVA and LETICIA VILLANUEVA, as tenants by the entirety**, 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 39 and the Southeasterly 10 feet of Lot 40 in FIRST ADDITION TO SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011BA-04300-000

Key No: 550530

*with rights of Survivorship *D.V.*
S.H.

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 **\$145,000.00**.

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 1 day of June, 2005

Donnie J. Allen
DONNIE J. ALLEN

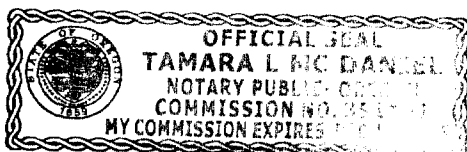
Donna L. Allen
DONNA L. ALLEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 1, 2005 by DONNIE J. ALLEN and DONNA L. ALLEN.

Tamara L. McGowan
(Notary Public for Oregon)

My commission expires 12/17/05



2/10 am