

05 JUN 22 AM 11:00

MT-70162 MS



Vol M05 Page 46832

State of Oregon, County of Klamath
Recorded 06/22/05 11:00 a m
THIS SPACE RES Vol M05 Pg 46832
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Leland K. Ashford

P.O. Box 1882

Klamath Falls, OR 97601

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

Leland K. Ashford

P.O. Box 1882

Klamath Falls, OR 97601

Escrow No. MT70162-MS

STATUTORY WARRANTY DEED

Fransisco Javier Castaneda and Maria Andre Castaneda, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Leland K. Ashford and Willie M. Ashford, 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 14 in Block 33 of HOT SPRINGS 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: 3809-028BC-04100-000

Key No: 216938

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 **\$165,900.00**.

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 21 day of July, 05.

Fransisco Javier Castaneda
Fransisco Javier Castaneda

Maria Andre Castaneda
Maria Andre Castaneda

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/21, 2005 by Fransisco Javier Castaneda and Maria Andre Castaneda.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2/10 am