



State of Oregon, County of Klamath
 Recorded 07/06/05 11:52 a m
 Vol M05 Pg 51417-18
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Irma Avila
~~31688 Price Street~~ PO Box 61
~~Klamath Falls, OR 97623~~
Bonanza, OR 97603

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

Irma Avila
~~31688 Price Street~~ SAME
~~Klamath Falls, OR 97623~~

File No.: 7021-443149 (SAC)
 Date: January 19, 2005

STATUTORY WARRANTY DEED

Marie Zantotto, Grantor, conveys and warrants to **Irma Avila as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 and 4, Block 72, Bowne Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, 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 **\$76,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21 day of January, 2005.

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Marie P. Zanotto
Marie Zanotto

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of January 2001 by **Marie Zantotto**.

Notary Public for Oregon
My commission expires:

