

05 JUL 12 PM 3:10

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After Recording Return to:

DAVID MONTERO and DEBRA REPAYO

9617 Ben Kerns Rd
Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID MONTERO and DEBRA REPAYO

Same as above

State of Oregon, County of Klamath

Recorded 07/12/05 3:10 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ATC 6/16/25ms
WARRANTY DEED
(INDIVIDUAL)

COLLEEN PATTON, herein called grantor, convey(s) to DAVID MONTERO and DEBRA REPAYO, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 15, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 021 MAP 3908-031B0 TL 01000 KEY# 500247

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$160,000.00.
(here comply with the requirements of ORS 93.930)

Don 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 July 12, 2005.

Colleen Patton
COLLEEN PATTON

STATE OF OREGON, County of Klamath) ss.

On July 12, 2005 personally appeared the above named COLLEEN PATTON and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061625

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

