

05 JUL 25 PM 0:06

MTL - 70361 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Vargas  
2518 Poderio Drive  
Ramona, CA 92065

State of Oregon, County of Klamath

Recorded 07/25/05 3:06 Pm

Vol M05 Pg 57220

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

David Vargas  
2518 Poderio Drive  
Ramona, CA 92065

Escrow No. MT70361-MS  
Title No. 0070361

SWD

### STATUTORY WARRANTY DEED

**Jim L. Evins and Jacqueline E. Evins, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **David Vargas and Arlene K. Vargas, 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 1 in Block 3 of SECOND ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3908-031D0-00600-000

Key No: 501503

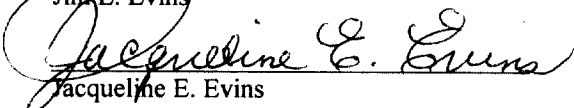
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$455,000.00**.

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.

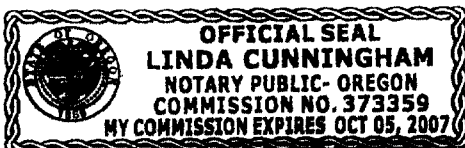
Dated this 21 day of JULY, 05.

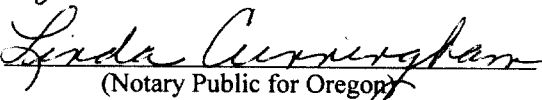
  
Jim L. Evins

  
Jacqueline E. Evins

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 21, 2005 by Jim L. Evins and Jacqueline E. Evins.



  
(Notary Public for Oregon)

My commission expires 10-5-2007

2/00.447