

05 AUG 2 PM 3:40



After recording return to:
Selena N. Morrison
15109 Old Highway 99
Grenada, CA 96038

Until a change is requested all tax statements shall be sent to the following address:
Selena N. Morrison
15109 Old Highway 99
Grenada, CA 96038

File No.: 7021-634744 (DMC)
Date: July 27, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/02/05 3:46 P m
Vol M05 Pg 60610-611
Linda Smith, County Clerk
Fee \$ 20.00 # of Pgs 2

STATUTORY WARRANTY DEED

Gus Carrion, Jr. and Darylyn Carrion, Grantor, conveys and warrants to **Selena N. Morrison**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East 50 feet of Lots 6 and 7 and the East 50 feet of South 1/2 of Lot 8, Block 3, bonanza Original, 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. The **2005-2006** Taxes, a lien not yet payable.
2. 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 **\$25,000.00**. (Here comply with requirements of ORS 93.030)

20

60611

APN: R607490

Statutory Warranty Deed
- continued

File No.: 7021-634744 (DMC)
Date: 07/27/2005

Dated this 29 day of JULY, 2005.

Gus Carrion Jr.
Gus Carrion Jr.

Daryln Carrion
Daryln Carrion

STATE OF California)
County of Los Angeles)ss.

This instrument was acknowledged before me on this 29 day of July, 2005
by **Gus Carrion, Jr. and Daryln Carrion.**

M. Brans

Notary Public for California
My commission expires: Dec 30, 2008

