

05 AUG 3 AM 11:01

MTL-70289 MS



Vol M05 Page 60727

State of Oregon, County of Klamath
Recorded 08/03/05 11:01 AM
THIS S Vol M05 Pg 60727
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Oscar Edi Prieto

4734 Alpine Drive

Klamath Falls, OR 97603

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

Oscar Edi Prieto

4734 Alpine Drive

Klamath Falls, OR 97603

Escrow No. MT70289-MS

Title No. 0070289

SWD

STATUTORY WARRANTY DEED

Lee L. Harris and John H. Ricketts, with the rights of survivorship, Grantor(s) hereby convey and warrant to **Oscar Edi Prieto and Olivia Valencia, 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 20 in Block 4 of TRACT NO. 1087, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014BA-05000-000

Key No: 571722

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 **\$150,000.00**.

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 2nd day of Aug, 2005

Lee L. Harris
Lee L. Harris

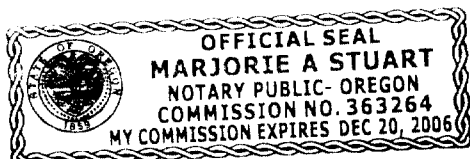
John H. Ricketts
John H. Ricketts

by Lee L. Harris
Lee L. Harris, his attorney in fact

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/2, 2005 by Lee L. Harris, individually and as attorney in fact for John H. Ricketts.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

2/10
-H