

MTC 70653-SH



State Of Oregon, County Of Klamath

M05-61960

08/15/2005 02:54:35 PM

Of Pages 1 Fee: \$21.00

After recording return to:

MANUEL R. MOLINA

4623 Cannon Ave

Klamath Falls, OR 97603

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

MANUEL R. MOLINA

4623 Cannon Ave

Klamath Falls, OR 97603

Escrow No. MT70653-SH

Title No. 0070653

SWED

STATUTORY WARRANTY DEED

CURTIS W. ALEXANDER, Grantor(s) hereby convey and warrant to **MANUEL R. MOLINA^{Sr.} and MELISSA M. MOLINA**, 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 33 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at page 474, Deed Records of Klamath County, Oregon.

Tax Account No.: 3809-035DC-03900-000

Key No.: 449955

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 **\$152,000.00**.

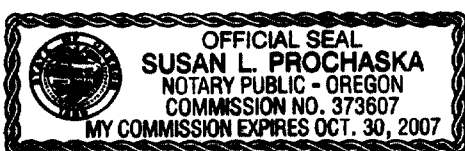
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

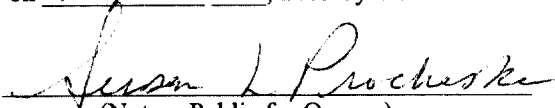
Dated this 13 day of August, 2005.


CURTIS W. ALEXANDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 13, 2005 by CURTIS W. ALEXANDER.




(Notary Public for Oregon)

My commission expires Oct 30, 2007

21.00