

MT-70229W



State Of Oregon, County Of Klamath

M05-62424

08/22/2005 10:38:28 AM

Of Pages 1 Fee: \$21.00

After recording return to:

Magdalene deGuzman

P.O. Box 2165

Lancaster, CA 93539

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

Magdalene deGuzman

P.O. Box 2165

Lancaster, CA 93539

Escrow No. MT70229-LW

Title No. 0070229

SWD

STATUTORY WARRANTY DEED

David M. Hesla and David E. Smith, as tenants in common, Grantor(s) hereby convey and warrant to **Magdalene deGuzman and Barbara deGuzman, 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, Tract 1412 - LAUREN ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$69,900.00**.

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 12th day of Aug, 2005

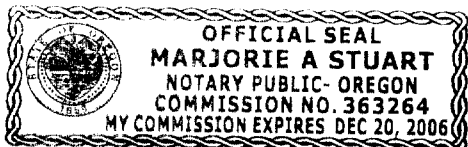
David M. Hesla
David M. Hesla

David E. Smith
David E. Smith

By David M. Hesla
David M. Hesla, his attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/12, 2005 by David M. Hesla, individually and as attorney in fact for David E. Smith.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

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