

MT70490MS



State Of Oregon, County Of Klamath

M05-62853

08/26/2005 10:57:10 AM

# Of Pages 1 Fee: \$21.00

After recording return to:

Spencer J. Haley

1627 Worden Avenue

Klamath Falls, OR 97601

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

Spencer J. Haley

1627 Worden Avenue

Klamath Falls, OR 97601

Escrow No. MT70490-MS

Title No. 0070490

SWD

### STATUTORY WARRANTY DEED

**Kenneth Aguiar and Angela Aguiar, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Spencer J. Haley and Deborah L. Alston, with the rights of survivorship**, 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:

**Lots 3 and 4 in Block 38 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3809-029AC-13500-000

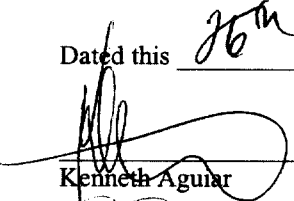
Key No: 215092

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 **\$125,000.00**.

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.

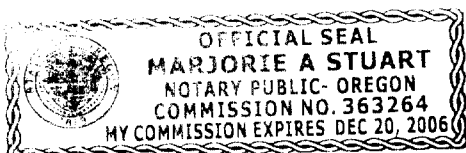
Dated this 26<sup>th</sup> day of Aug, 2005

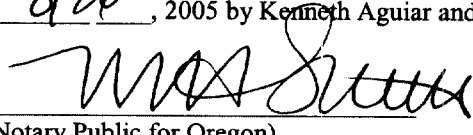
  
Kenneth Aguiar

  
Angela Aguiar

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8/26, 2005 by Kenneth Aguiar and Angela Aguiar.



  
(Notary Public for Oregon)

My commission expires 12/20/06