

M05-62888

08/26/2005 02:04:08 PM

Of Pages 1 Fee: \$21.00

After Recording Return to:

ALICIA DE DIOS VILLANUEVA

21604 Roscoe Blvd.
Canoga Park CA 91304

Until a change is requested all tax statements

Shall be sent to the following address:

ALICIA DE DIOS VILLANUEVA

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATC 62010 ms

LEROY TILLERY and CAROL LINDA TILLERY, herein called grantor, convey(s) to **ALICIA DE DIOS VILLANUEVA**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The West 30 feet of Lot 413 and the East 1 2/3 feet of Lot 414, Block 101, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033AC TL 03300 KEY #479093

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$60,000.00**.

(here comply with the requirements of ORS 93.930)

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 August 4, 2005.

LEROY TILLERY

CAROL LINDA TILLERY

STATE OF OREGON, County of **Klamath**) ss.

On August 12, 2005 personally appeared the above named **LEROY TILLERY and CAROL LINDA TILLERY** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062010

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

