



M05-66379

Klamath County, Oregon
10/12/2005 03:32:32 PM
Pages 1 Fee: \$21.00

After recording return to:

Rosa Hernandez
10022 San Luis Ave
Southgate, CA 90280

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

Rosa Hernandez
10022 San Luis Ave
Southgate, CA 90280

Escrow No. MT71130-MS
Title No. 0071130

SWD

STATUTORY WARRANTY DEED

Ardis Blackman, as Trustee of the Ardis Blackman 2005 Revocable Living Trust Dated May 31, 2005, Grantor(s) hereby convey and warrant to Rosa Hernandez and Espedicto Hernandez, 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 in Block 11, TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036CA-07100-000

Key No: 451497

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 **\$222,500.00**.

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 10th day of October, 2005.

Ardis Blackman, as Trustee of the Ardis Blackman 2005 Revocable Living Trust Dated May 31, 2005

BY: Ardis Blackman
Ardis Blackman, Trustee

State of ~~Oregon~~ California
County of ~~KLAMATH~~ Sacramento

This instrument was acknowledged before me on Oct. 4, 2005 by Ardis Blackman, as Trustee of the Ardis Blackman 2005 Revocable Living Trust Dated May 31, 2005.



Lori A. Rispoli
(Notary Public for Oregon)
My commission expires 6/24/2007