

MTT-69963KR



M05-66642

Klamath County, Oregon

10/14/2005 03:30:09 PM

Pages 2 Fee: \$26.00

After recording return to:

Alexis Barragan

962 Grove St

Sonoma, CA 95476

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

Alexis Barragan

962 Grove St

Sonoma, CA 95476

Escrow No. MT69963-KR

Title No. 0069963

SWED

STATUTORY WARRANTY DEED

Bernard John Lundberg and Donna Jean Lundberg as Trustees of The Lundberg Living Trust dated November 22, 1993, Grantor(s) hereby convey and warrant to **Alexis Barragan**, 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:

LEGAL DESCRIPTION

That portion of Lots 1 and 2 in Block 69 of BUENA VISTA ADDITION to the City of Klamath Falls as adjusted by City of Klamath Falls Property Line Adjustment No. 47-96, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1 in Block 69 of said plat; thence North 00° 22' 19" West along the East line of said Lot 1, 102.02 feet to a point being marked by a 5/8" X 30" iron pin with Tru - Line Surveying, Inc., plastic cap; thence North 89° 53' 09" West 109.44 feet to a point on the West line of said Lot 2 in Block 69 of said plat being marked by a 5/8" X 30" iron pin with Tru - Line Surveying, Inc., plastic cap; thence South 00° 06' 51" West 35.87 feet to the Southwest corner of said Lot 2; thence along the South line of said Lots 2 and 1 to the Southeast corner of said Lot 1 and the point of beginning.

Account No.: 3809-029CB-00100-000

Key No.: 299242

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 **\$189,000.00**.

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.

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Dated this 10th day of Oct - 2005

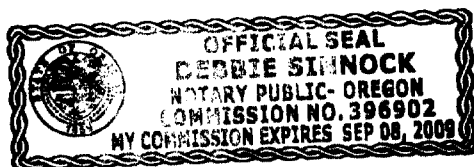
The Lundberg Living Trust

BY: Bernard John Lundberg
Bernard John Lundberg, Trustee

BY: Donna Jean Lundberg
Donna Jean Lundberg, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-10, 2005 by Bernard John Lundberg and Donna Jean Lundberg as Trustees of The Lundberg Living Trust dated November 22, 1993.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09