

M05-67070

Klamath County, Oregon

10/20/2005 03:37:30 PM

Pages 1 Fee: \$21.00

1st - 689935

WARRANTY DEED -- STATUTORY FORM

MICHAEL E. PAYNE, Grantor,

conveys and warrants to

WILFREDO RIVERA and DONNA ANN PETERS-RIVERA, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 7 IN BLOCK 10 FIRST ADDITION TO JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 133509

Map/Tax Lot No(s): 2309-25B-500

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$40,000.00 .


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 19 day of October, 2005.


MICHAEL E. PAYNE

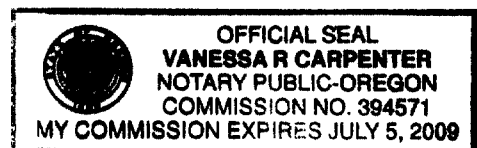
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on October 19, 2005 by MICHAEL E. PAYNE.


(Notary Public for Oregon)

My commission expires July 5, 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739



Until a change is requested all tax statements shall be sent to the following address:
WILFREDO AND DONNA PETERS-RIVERA
725 NE ROSS RD #58
BEND, OR 97701

TITLE NO. 7029689935
ESCROW NO. 14-0063005

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