



**M05-70870**

Klamath County, Oregon  
12/12/2005 10:32:55 AM  
Pages 1 Fee: \$21.00

After recording return to:

RENE CARDENAS

64790 MCGRATH RD.

BEND, OR 97701

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

RENE CARDENAS

64790 MCGRATH RD.

BEND, OR 97701

Escrow No. MT72592-LW

Title No. 0072592

SMP

### STATUTORY WARRANTY DEED

**GREGORY J. DOURIAN and ROSEMARY M. DOURIAN, as tenants by the entirety**, Grantor(s)  
hereby convey and warrant to **RENE CARDENAS and EMILY ZERTUCHE, 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 12 in Block 49, BUENA VISTA 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: 3809-030AA-07900-000

Key No: 442088

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 **\$119,900.00**.

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 9 day of December, 2005.

*Gregory J. Dourian*  
GREGORY J. DOURIAN

BY: *Rose M. Dourian, his attorney in fact*  
ROSEMARY M. DOURIAN, HIS ATTORNEY IN FACT

*Rose M. Dourian*  
ROSEMARY M. DOURIAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 9, 2005 by ROSEMARY M. DOURIAN FOR HERSELF  
AND FOR GREGORY J. DOURIAN AS HIS ATTORNEY IN FACT.

*Lisa Weatherby*  
(Notary Public for Oregon)

My commission expires 11/20/07



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