



MT72773 DS
THIS

M06-01969

Klamath County, Oregon

01/31/2006 03:15:34 PM

Pages 1 Fee: \$21.00

After recording return to:

FLORENCIO DEDIOS

2337 Garden Ave.

Klamath Falls, OR 97601

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

FLORENCIO DEDIOS

2337 Garden Ave.

Klamath Falls, OR 97601

Escrow No. MT72773-DS

Title No. 0072773

SWD

STATUTORY WARRANTY DEED

SUSAN M. EVANS, WHO ACQUIRED TITLE AS SUSAN M. ERICKSON, Grantor(s) hereby convey and warrant to **FLORENCIO DEDIOS**,*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:

The South 75 feet of Lot 373 in Block 122 of MILLS 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: 3809-033AD-09100-000

Key No: 481366

*and MARIA DEDIOS, as Tenants by the Entirety

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 **\$57,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 26th day of Jan., 2006.

Susan M. Evans
SUSAN M. EVANS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-26-, 2006 by SUSAN M. EVANS.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

