

mtc-73449 TM



M06-03721

Klamath County, Oregon

02/28/2006 02:44:36 PM

Pages 1 Fee: \$21.00

After recording return to:

Ismael Ortiz Morelos

2244 Vine Ave.

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Ismael Ortiz Morelos

2244 Vine Ave.

Klamath Falls, OR 97601

Escrow No. MT73449-TM

Title No. 0073449

SWD

### STATUTORY WARRANTY DEED

**Feliciano R. Fuentes and Sylvia E. Fuentes, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Ismael Ortiz Morelos and Refugio Canedo Morales, husband and wife**, 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 North 75 feet of Lots 23 and 24, Block 6, INDUSTRIAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033BD-06200-000

Key No: 478511

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 **\$80,000.00**.

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 23 day of February, 2006

[Signature]  
Feliciano R. Fuentes

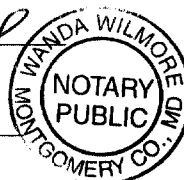
[Signature] 2/23/06  
Sylvia E. Fuentes

State of Maryland  
County of Montgomery

This instrument was acknowledged before me on February 23, 2006 by Feliciano R. Fuentes and Sylvia E. Fuentes.

Wanda Wilmore  
(Notary Public)

My commission expires 11/1/2006



WANDA WILMORE  
Notary Public, State of Maryland  
County of Montgomery  
My Commission Expires November 1, 2008

2/0