



MTK-73825 MS
THIS SPACE RESI

M06-06090

Klamath County, Oregon

03/30/2006 02:50:51 PM

Pages 1 Fee: \$21.00

After recording return to:

Espedicto Hernandez

6603 EBERLIEN AVE

KLAMATH FALLS, OR 97603

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

Espedicto Hernandez

same as above

Escrow No. MT73825-MS

Title No. 0073825

SWD

STATUTORY WARRANTY DEED

Edward K. Silani and Dorothy M. Silani, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Espedicto Hernandez and Rosa Hernandez, 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 3, Block 304 of DARROW 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: 3809-033DD-03000-000

Key No: 633274

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 **\$64,000.00**.

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 28th day of March, 2006

Edward K. Silani
Edward K. Silani

Dorothy M. Silani
Dorothy M. Silani

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/28, 2006 by Edward K. Silani and Dorothy M. Silani.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

21.0