

M06-07244

Klamath County, Oregon

04/13/2006 03:13:21 PM

Pages 2 Fee: \$26.00

After Recording Return to:

ESPEDICTO HERNANDEZ

6603 EBERLEIN AVENUE

KLAMATH FALLS, OR. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ESPEDICTO HERNANDEZ

6603 EBERLEIN AVENUE

KLAMATH FALLS, OR. 97603

ATE 63202

WARRANTY DEED

(INDIVIDUAL)

LYLE PECKENPAUGH, herein called grantor, convey(s) to **ESPEDICTO HERNANDEZ and ROSA HERNANDEZ, tenants by the entirety**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$225,000.00**.
(here comply with the requirements of ORS 93.930)

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 APRIL 12, 2006.


LYLE PECKENPAUGH

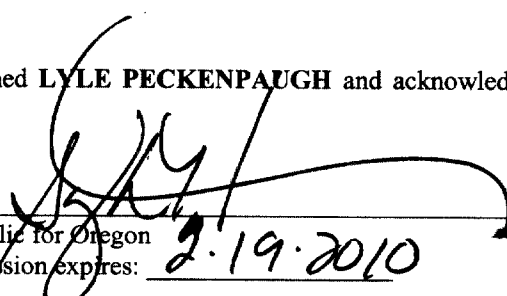
STATE OF OREGON, County of **KLAMATH**) ss.

On APRIL 12, 2006 personally appeared the above named **LYLE PECKENPAUGH** and acknowledged the foregoing instrument to be **HIS** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063202

Before me: 
Notary Public for Oregon
My commission expires: 2.19.2010

Official Seal

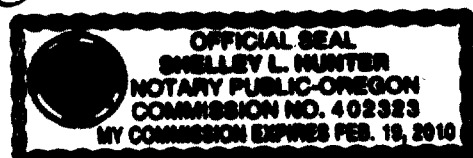


Exhibit A

Lots 10, 11, 12 and 13, Block 300, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 49 feet of said Lot 13 which was conveyed to J. W. Green & Agnes E. Green by Deed recorded in Book 276 at Page 62, Deed Records of Klamath County, Oregon.

CODE 001 MAP 3809-033DA TL 11400 KEY #615070