

MT74069 TM

THIS SPACE RESERVED FOR RECORDER'S USE



M06-08814

Klamath County, Oregon

05/04/2006 03:07:29 PM

Pages 1 Fee: \$21.00

After recording return to:

GRACIELA ALVARADO CAMPOS

1260 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

GRACIELA ALVARADO CAMPOS

1260 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT74069-TM

Title No. 0074069

SWD

STATUTORY WARRANTY DEED

GEORGE R. STEVENS and DONNA M. STEVENS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **GRACIELA ALVARADO CAMPOS**, 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:

Parcel 2 of Land Partition 68-96 being a portion of Lot 60 of FAIR ACRES SUBDIVISION NO. 1, situated in the W1/2 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Tax Account No: 3809-035DC-00100-000

Key No: 450372

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 **\$132,500.00**.

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 28 day of April, 2006

George R. Stevens
GEORGE R. STEVENS

Donna M. Stevens
DONNA M. STEVENS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 28, 2006 by GEORGE R. STEVENS and DONNA M. STEVENS.

T Mc Daniel
(Notary Public for Oregon)

My commission expires 12/17/09



21.00