



MT73977LW

THIS SPACE RES

M06-10304

Klamath County, Oregon

05/22/2006 03:34:16 PM

Pages 1 Fee: \$21.00

After recording return to:  
MANUEL ANTONIO HERNANDEZ  
CARDONA

22811 S MERRILL ROAD  
MERRILL, OR 97633

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

MANUEL ANTONIO HERNANDEZ  
CARDONA

22811 S MERRILL ROAD  
MERRILL, OR 97633

Escrow No. MT73977-LW  
Title No. 0073977

SWD

## STATUTORY WARRANTY DEED

**SANDY THOMPSON**, Grantor(s) hereby convey and warrant to **MANUEL A. HERNANDEZ CARDONA**, 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 16, LOST RIVER COURT ADDITION to the City of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4110-011AB-03000-000  
Tax Account No: 4110-011AB-03000-000

Key No: 595966  
Key No: 122502

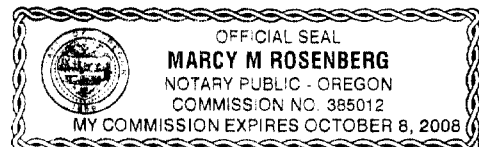
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$85,500.00**.

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 9 day of May, 2006

Sandy Thompson  
SANDY THOMPSON



State of Oregon  
County of Umatilla

This instrument was acknowledged before me on May 9, 2006 by SANDY THOMPSON.

Marcy M. Rosenberg  
(Notary Public for Oregon)  
My commission expires 10/8/08

21.00