

**M06-11546**

Klamath County, Oregon

06/07/2006 03:05:32 PM

Pages 2 Fee: \$26.00



After recording return to:  
Glen A. Koehnlein and Julie L.  
Koehnlein  
6611 Climax Avenue  
Klamath Falls, OR 97603

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

Glen A. Koehnlein and Julie L.  
Koehnlein  
6611 Climax Avenue  
Klamath Falls, OR 97603

File No.: 7021-805481 (DMC)

Date: May 17, 2006

THIS SPACE RESERVED FOR RECORDERS USE

### **STATUTORY WARRANTY DEED**

**Pedro Rivera-Ortega and Patricia J. Rivera-Ortega as tenants by the entirety**, Grantor, conveys and warrants to **Glen A. Koehnlein and Julie L. Koehnlein as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 17 in Block 2 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$210,000.00**. (Here comply with requirements of ORS 93.030)

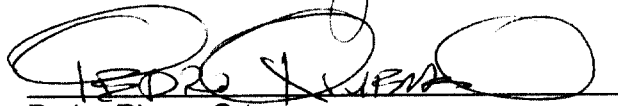
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

APN: 504403

Statutory Warranty Deed  
- continued

File No.: 7021-805481 (DMC)  
Date: 05/17/2006

Dated this 5 day of June, 2006.

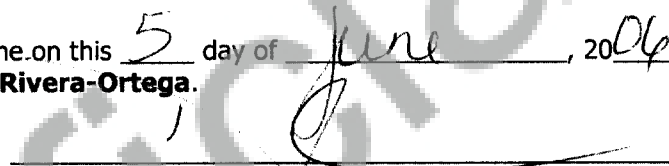
  
Pedro Rivera-Ortega

  
Patricia J. Rivera-Ortega

STATE OF Oregon                     )  
  )ss.  
County of Klamath                    )

This instrument was acknowledged before me on this 5 day of June, 2006  
by **Pedro Rivera-Ortega and Patricia J. Rivera-Ortega.**



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009