

M06-14590

Klamath County, Oregon

07/19/2006 03:33:44 PM

Pages 1 Fee: \$21.00

After Recording Return to:

ESPEDICTO HERNANDEZ and ROSA HERNANDEZ

6603 E. GARLEIN AVE

KLAMATH FALLS OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ESPEDICTO HERNANDEZ and ROSA HERNANDEZ

Same as above

Aspen 63516MS

**WARRANTY DEED**  
(INDIVIDUAL)

ADLINE COLLINS and HARLAN COLLINS, herein called grantor, convey(s) to ESPEDICTO HERNANDEZ and ROSA HERNANDEZ, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Southerly 40 feet of Lots 7 and 8, Block 304, DARROW ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033DD TL 03500 KEY #633327

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 \$110,000.00.  
(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 July 10, 2006.

*Adline Collins*  
ADLINE COLLINS

*Harlan Collins*  
HARLAN COLLINS

STATE OF OREGON, County of Klamath) ss.

On July 12, 2006 personally appeared the above named ADLINE COLLINS and HARLAN COLLINS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063516

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

