

**M06-15290**

Klamath County, Oregon

07/28/2006 03:45:01 PM

Pages 3 Fee: \$31.00



After recording return to:  
Marcos N. Ceron and Herminia Ceron  
2057 Gettle Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Marcos N. Ceron and Herminia Ceron  
2057 Gettle Street  
Klamath Falls, OR 97603

File No.: 7021-858300 (MTA)  
Date: July 26, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Jill M. Rawlins who aquired title as Jill M. O'Neil**, Grantor, conveys and warrants to **Marcos N. Ceron and Herminia Ceron, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *M.N.C.*

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein. *H.C.*

**Subject to:**

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$169,900.00**. (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.

Dated this 27 day of July, 2006.

Jill M. Rawlins  
Jill M. Rawlins

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 27 day of July, 2006  
by **Jill M. Rawlins**.



Stacy L. Makee

Notary Public for Oregon

My commission expires: 8/18/06

**EXHIBIT A**

**LEGAL DESCRIPTION:**

The E ½ W ½ W ½ SE ¼ NW ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at a point on the South line of the SE ¼ NW ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 88°57' East 330.02 feet from the Southwest corner of said SE ¼ NW ¼; thence North 0°35' West 963.8 feet along the East line of the E ½ W ½ W ½ SE ¼ NW ¼ of said Section to a point which said point is the true point of beginning of this description; thence continuing North 0°35' West along said East line a distance of 75 feet; thence South 89°25' West a distance of 135 feet to a point; thence South 0°35' East a distance of 75 feet; thence North 89°25' East 135 feet to the true point of beginning.