

2006-015518

Klamath County, Oregon



00000128200600155180020022

08/01/2006 03:46:59 PM

Fee: \$26.00



After recording return to:
Alfonso Hurtado
2029 Garden Ave
Klamath Falls, OR 97601

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

Alfonso Hurtado
2029 Garden Ave
Klamath Falls, OR 97601

File No.: 7021-847869 (ALF)

Date: June 27, 2006

THIS SPACE

STATUTORY WARRANTY DEED

Beverly I. Polson, Grantor, conveys and warrants to **Alfonso Hurtado**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 424 BLOCK 101, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$107,500.00**. (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 1 day of August, 2006

26. F

APN: 479182

Statutory Warranty Deed
- continued

File No.: 7021-847869 (ALF)
Date: 06/27/2006

Beverly I Polson By Melinda Taber as her attorney in fact
Beverly I Polson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 1 day of August, 2006
by **Beverly I. Polson** By Melinda Taber as her atty in fact
Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-06

