

MTC 76033-MS



THIS SPACE RES

2006-016925

Klamath County, Oregon



08/22/2006 02:52:14 PM

Fee: \$21.00

After recording return to:

Espedicto Hernandez

6603 Eberlein Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Espedicto Hernandez

6603 Eberlein Avenue

Klamath Falls, OR 97603

Escrow No. MT76033-MS

Title No. 0076033

SWD

STATUTORY WARRANTY DEED

Gary G. Thompson and Gayle L. Thompson, Trustees of the Gary G. Thompson and Gayle L. Thompson Revocable Living Trust Agreement Dated June 8, 1991, Grantor(s) hereby convey and warrant to **Espedicto Hernandez and Rosa Hernandez, as tenants by the entirety**, 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:

The Westerly 34.5 feet of Lot 9 in Block 200 of MILLS SECOND 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.

Tax Account No: 3809-033DB-13000-000

Key No: 613349

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$100,000.00**.

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 17th day of Aug, 2006

Trustees of the Gary G. Thompson and Gayle L. Thompson Revocable Living Trust Agreement Dated June 8, 1991

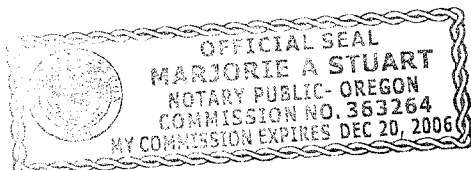
BY: *Gary G. Thompson*
Gary G. Thompson, Trustee

BY: *Gayle L. Thompson*
Gayle L. Thompson, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/17, 2006 by Gary G. Thompson and Gayle L. Thompson, Trustees of the Gary G. Thompson and Gayle L. Thompson Revocable Living Trust Agreement Dated June 8, 1991.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/2006

21.00