



THIS SPACE RESE

2006-020011

Klamath County, Oregon



10/04/2006 03:23:25 PM

Fee: \$31.00

After recording return to:

Omar G. Rios

4033 Mack Ave.

Klamath Falls, OR 97603

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

Omar G. Rios

4033 Mack Ave.

Klamath Falls, OR 97603

Escrow No. MT76645-DS

Title No. 0076645

SWD

MTCT76645 DS

STATUTORY WARRANTY DEED

Linda M. Devine, Grantor(s) hereby convey and warrant to **Omar G. Rios and Rosia Rios, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$159,900.00**.

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.

3/0

Dated this 27th day of Sept., 2006.

Linda M. Devine
Linda M. Devine

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-27-, 2006 by Linda M. Devine.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point which lies North 1° 14' West a distance of 680.3 feet and South 89° 26' West a distance of 205 feet from an iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, running thence South 89° 26' West a distance of 125 feet; thence North 1° 4' West a distance of 144.2 feet; thence North 89° 24' East a distance of 125 feet; thence South 1° 14' East a distance of 144.3 feet, more or less, to the place of beginning in S1/2 S1/2 N1/4 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-003DD-04100-000

Key No: 530045