



10/06/2006 03:33:23 PM

Fee: \$26.00

After Recording Return to:

RODOLFO HERNANDEZ and YESENIA HERNANDEZ

5141 Shasta Way
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

RODOLFO HERNANDEZ and YESENIA HERNANDEZ

Same as above

ASPEN: 63917 MS

WARRANTY DEED
(INDIVIDUAL)

GARRETT D. DONE and SHANNA L. DONE, herein called grantor, convey(s) to RODOLFO HERNANDEZ and YESENIA HERNANDEZ, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$158,900.00.
(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 October 3, 2006.

GARRETT D. DONE

SHANNA L. DONE

STATE OF OREGON, County of Klamath) ss.

On October 03, 2006 personally appeared the above named GARRETT D. DONE and SHANNA L. DONE and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

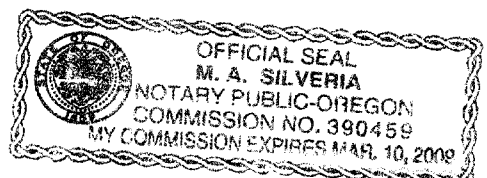


525 Main Street
Klamath Falls, OR 97601
Order No.: 00063917

Before me: M. A. Silveria
Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



\$26-A

Exhibit A

The Easterly 113 feet of Lot 38, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion taken for the widening of Kane Street by instrument recorded in Book 349 at Page 474, Deed Records of Klamath County, Oregon.

CODE 041 MAP 3809-035DC TL 04500 KEY #450023