

2006-023115

Klamath County, Oregon



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11/17/2006 11:25:04 AM

Fee: \$21.00

After Recording Return to:

GUADALUPE VALDEZ JR. and IRENE VALDEZ
3796 6TH STREET
HUBBARD, OR 97032

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

(same as above)

Order No. 61008NP

Aspen: 03675

WARRANTY DEED

G. BERNARD KALLIO and IRENE V. KALLIO, Joint Tenants with First Right to Survivorship, herein called grantor, convey(s) to **GUADALUPE VALDEZ JR. and IRENE VALDEZ, as Tenants by the Entirety,** herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 19, Block 36, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 except any real property taxes due but not yet payable; 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 **\$16,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, 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: November 13th, 2006


G. BERNARD KALLIO


IRENE V. KALLIO

STATE OF Michigan, County of Kalamazoo ss.

On November 13th, 2006, personally appeared the above named **G. BERNARD KALLIO and IRENE V. KALLIO** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: G. Bernard Kallio & Irene V. Kallio
Notary Public for Kalamazoo County MI.
My commission expires: 1/6/2007

Official Seal

#21-A