



THIS SPACE RE

2007-002389
Klamath County, Oregon



02/12/2007 11:31:25 AM

Fee: \$26.00

MTCT8346DS

After recording return to:
MARTIN FERNANDO RAYA, SR.
301 STANDIFORD AVE. #230
MODESTO, CA 95350

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

MARTIN FERNANDO RAYA, SR.
301 STANDIFORD AVE. #230
MODESTO, CA 95350

Escrow No. MT78346-DS
Title No. 0078346

SWD

STATUTORY WARRANTY DEED

PHILIP F. BROWDER and TAMERA R FARMER-BROWDER, as tenants by the entirety,
Grantor(s) hereby convey and warrant to **MARTIN FERNANDO RAYA, SR.,** 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:

The true and actual consideration for this conveyance is **\$280,000.00.**

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 9th day of February, 07.

PHILIP F. BROWDER

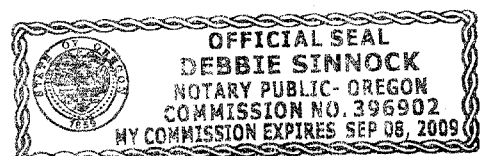
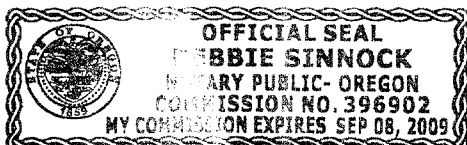
TAMERA R FARMER-BROWDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-9-, 2007 by PHILIP F. BROWDER and TAMERA R
FARMER-BROWDER.

(Notary Public for Oregon)

My commission expires 9-8-09



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

All that portion of real property situated in the NW1/4 Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner Lot 4, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the official Records of Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence south 00° 02' 50" East along the line common to Lots 4 and 5, Block 5 of said subdivision 421.63 feet to a 1/2 inch diameter iron pin and the true point of beginning for the herein described property; thence continuing along the line common to Lots 4 and 5, South 00° 02' 50" East 210.81 feet to a 1/2 inch diameter iron pin on the North line of a 60 foot roadway right of way known as Cedar Trails; thence along the North line of Cedar Trails, North 89° 45' 08" East 345.00 feet to a 1/2 inch diameter iron pin marking the Southeast corner of Lot 4; thence along the line common to Lots 3 and 4, North 00° 02' 50" West 210.89 feet; thence South 89° 44' 20" West 345.00 feet to the true point of beginning.

PARCEL 2

Lot 4, Block 5, TRACT NO. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon. LESS that portion deeded to Bruce Ray Gilensky recorded December 22, 1980 in Book M80 at Page 24828, more particularly described as follows:

Commencing at the Northwest corner of Lot 4, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the Official Records of Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence South 00° 02' 50" East along the line common to Lots 4 and 5, Block 5, of said subdivision 421.63 feet to a 1/2 inch diameter iron pin and the true point of beginning for the herein described property; thence continuing along the line common to Lots 4 and 5, South 00° 02' 50" East 210.81 feet to a 1/2 inch diameter iron pin on the North line of a sixty foot (60.00) roadway right of way known as Cedar Trail; thence along the North line of Cedar Trail, North 89° 45' 08" East 345.00 feet to a 1/2 inch diameter iron pin marking the Southeast corner of Lot 4; thence along the line common to Lots 3 and 4, North 00° 02' 50" West 210.89 feet; thence South 89° 44' 20" West 345.00 feet to the true point of beginning.