

2007-003829

Klamath County, Oregon



00016666200700038290010013

03/08/2007 09:11:26 AM

Fee: \$21.00

After Recording Return to:

ALFONSO A. LERMA

LAURA A. LERMA

3942 La Marada Way

KFO 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE: 64380 PS

**WARRANTY DEED**  
(INDIVIDUAL)

IVAN S. FRENCH and HANNE FRENCH, husband and wife, herein called grantor, convey(s) to ALFONSO A. LERMA and LAURA A. LERMA, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 15, Block 12, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-012CC TL 00900 KEY #565203

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.

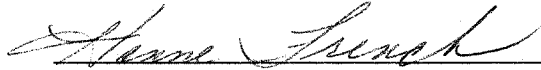
The true and actual consideration for this transfer is \$260,000.00.  
(here comply with the requirements of ORS 93.930)

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 January 22, 2007.



IVAN S. FRENCH



HANNE FRENCH

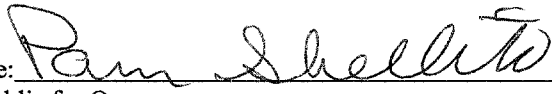
STATE OF OREGON, County of Klamath) ss.

On February 27, 2007 personally appeared the above named IVAN S. FRENCH and HANNE FRENCH and acknowledged the foregoing instrument to be their voluntary act and deed.

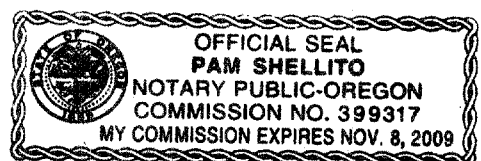
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064380

Before me:   
Notary Public for Oregon  
My commission expires: Nov 8, 2009

Official Seal



\$21-A