



MT78518-DS

After recording return to:

Agustin Enriquez

2255 Orchard Ave.

Klamath Falls, OR 97601

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

Agustin Enriquez

2255 Orchard Ave.

Klamath Falls, OR 97601

Escrow No. MT78518-DS

Title No. 0078518

SWD

THIS SPACE RI

2007-004364

Klamath County, Oregon



03/14/2007 03:40:10 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

Gellert Real Estate & Marketing, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Agustin Enriquez and Angelita Enriquez, 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:

Northeasterly 1/2 of Lots 1 and 2, Block 23A of the Re-Subdivision of Block 2, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$100,000.00**.

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.

2145

Dated this 9 day of March, 2007.

Gellert Real Estate & Marketing, LLC, an Oregon Limited Liability Company

BY: Jared N. Gellert  
Jared N. Gellert, Member

BY: Cindi M. Gellert  
Cindi M. Gellert, Member

State of Washington  
County of King

On this 9 day of March, 2007, before me, Johnny Huynh the undersigned, a Notary Public in and for said State, personally appeared Jared N. Gellert and Cindi M. Gellert, as Manager of Gellert Real Estate & Marketing, LLC, a Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Johnny Huynh

Notary Public for  
Residing at: King  
Commission Expires: June 2, 2010  
My commission expires June 2, 2010

