

THIS SPACE RESERV

2007-004444

Klamath County, Oregon



03/15/2007 11:28:01 AM

Fee: \$21.00

MTCT8412-LW

After recording return to:

WARREN J. RIDDLE

2450 MONTELIUS STREET

KLAMATH FALLS, OR 97601

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

WARREN J. RIDDLE

2450 MONTELIUS STREET

KLAMATH FALLS, OR 97601

Escrow No. MT78412-LW

Title No. 0078412

SWD

STATUTORY WARRANTY DEED

TERESO REYES and ELVIRA REYES, as tenants by the entirety, Grantor(s) hereby convey and warrant to WARREN J. RIDDLE and BETH L. RIDDLE, 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:

Lot 1, Block 34A, BUENA VISTA 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 \$130,000.00.

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 12 day of March, 2007

[Signature] TERESO REYES

[Signature] ELVIRA REYES

State of Oregon County of KLAMATH

This instrument was acknowledged before me on March 12, 2007 by TERESO REYES and ELVIRA REYES.

[Signature] (Notary Public for Oregon)



My commission expires 11/20/07