

2007-006079

Klamath County, Oregon



00019243200700060790010018

04/02/2007 02:40:47 PM

Fee: \$21.00

After Recording Return to:

WILLIAM V. ALBERT ~~AND DONNA J. ALBERT~~

203 Roosevelt St
Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

WILLIAM V. ALBERT ~~AND DONNA J. ALBERT~~

Same as above

ATE: 64401 ms

WARRANTY DEED

(INDIVIDUAL)

SALVADOR Z. FLOREZ and BEATRICE FLOREZ, herein called grantor, convey(s) to WILLIAM V. ALBERT ~~AND DONNA J. ALBERT~~ ~~husband and wife~~, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 100, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032BB TL 01800 KEY #409445

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 \$110,000.00.
(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 March 26, 2007.

SALVADOR Z. FLOREZ

BY: JANET FLOREZ

HIS ATTORNEY IN FACT *His attorney in fact*

BEATRICE FLOREZ

BY: GEORGE E. FLOREZ,

HER ATTORNEY IN FACT *in fact*

STATE OF Oregon, County of Klamath ss.

On March 30, 2007 personally appeared the above named JANET FLOREZ AS ATTORNEY IN FACT FOR SALVADOR Z. FLOREZ AND GEORGE E. FLOREZ AS ATTORNEY IN FACT FOR BEATRIC FLOREZ and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064401

