

2007-006278

Klamath County, Oregon



00019472200700062780010018

04/04/2007 10:29:42 AM

Fee: \$21.00

After Recording Return to:

SERGIO VILLEGAS and BECKY VILLEGAS
525 S. Woods avenue
Fullerton, Ca. 92832

Until a change is requested all tax statements

Shall be sent to the following address:

SERGIO VILLEGAS and BECKY VILLEGAS
525 S. Woods Avenue
Fullerton, Ca. 92832

ATE: 64560MS

WARRANTY DEED
(INDIVIDUAL)

HARRY D. BRADLEY, herein called grantor, convey(s) to SERGIO VILLEGAS and BECKY VILLEGAS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 of the SW 1/4 of the SW 1/4 and the W 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4, Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

CODE 092 MAP 3714-01200 TL 01700 KEY #404075

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 \$33,000.00.
(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 22, 2007.

HARRY D. BRADLEY

STATE OF ^{NEVADA} CALIFORNIA, County of ^{NYE} ~~CONTRA COSTA~~ ss.

On March 26, 2007, 2007 personally appeared the above named HARRY D. BRADLEY and acknowledged the foregoing instrument to be HIS voluntary act and deed.

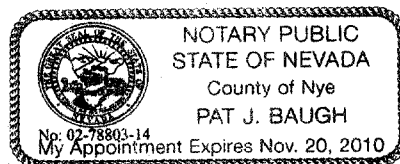
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00064560

Before me:
Notary Public for California
My commission expires: 11/20/10

Official Seal



\$21-A