

MTCT8540

2007-007890

Klamath County, Oregon



00021413200700078900010017

05/02/2007 11:15:56 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

CENTRAL OREGON REALTY, INC., an Oregon Corporation, Grantor,

conveys and warrants to

JESUS CRUZ and OFELIA CRUZ, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 141, Block 1, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 142474 M872460

Map/Tax Lot No(s): 2310036DO-007300 M-151467

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$64,900.00 .

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, 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 11 day of April, 2007.

CENTRAL OREGON REALTY, INC.

BY:

B. Allan Jones
B. ALLAN JONES,
PRESIDENT

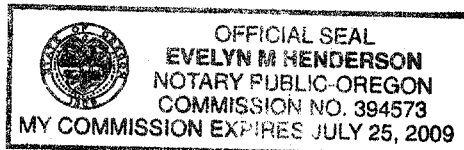
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on April 11, 2007 by B. ALLAN JONES AS PRESIDENT FOR CENTRAL OREGON REALTY, INC..

[Signature]

(Notary Public for Oregon)

My commission expires 7-25-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

JESUS AND OFELIA CRUZ
61280 PARRELL ROAD #16
BEND, OR 97702

TITLE NO. 78540
ESCROW NO. 14-0005207

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