

2007-007926
Klamath County, Oregon



After recording return to:
Carlos Gomez and Vanessa Gomez
861 West View Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Carlos Gomez and Vanessa Gomez
861 West View Drive
Klamath Falls, OR 97603

File No.: 7021-1021535 (DMC)
Date: April 23, 2007

THIS S



05/02/2007 03:32:53 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Diamond Key Builders, LLC, Grantor, conveys and warrants to **Carlos Gomez and Vanessa Gomez as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 70 IN TRACT 1438, EIGHTH ADDITION TO NORTH HILLS-PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$257,000.00**. (Here comply with requirements of ORS 93.030)

26c-F

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 1 day of May, 2007.

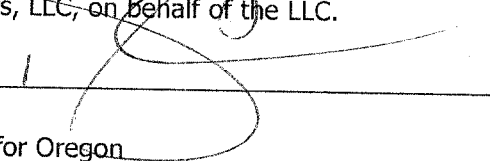
Diamond Key Builders, LLC


By: George H. Gardner, President

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 1 day of May, 2007
by George H. Gardner as President of Diamond Key Builders, LLC, on behalf of the LLC.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009