

2007-008311

Klamath County, Oregon



00021905200700083110010018

05/08/2007 02:56:21 PM

Fee: \$21.00

After Recording Return to:

FRANK R. RIOS and ROSEMARY D. RIOS

444 W. Harter Ave  
Visalia, Ca. 93277

Until a change is requested all tax statements

Shall be sent to the following address:

FRANK R. RIOS and ROSEMARY D. RIOS

Same as above

ATE: 64656 ms

## WARRANTY DEED

(INDIVIDUAL)

GARY R. AMUNDSON and ANDRA A. AMUNDSON, herein called grantor, convey(s) to FRANK R. RIOS and ROSEMARY D. RIOS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of Lots 730 and 731, Block 129, MILLS 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 3809-033DA TL 07500 KEY #614981

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 \$139,900.00.  
(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 May 2, 2007.

  
GARY R. AMUNDSON

  
ANDRA A. AMUNDSON

STATE OF OREGON, County of KLAMATH) ss.

On May 04, 2007 personally appeared the above named GARY R. AMUNDSON and ANDRA A. AMUNDSON and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

  
Aspen  
TITLE & ESCROW, INC.

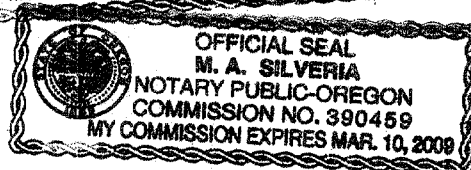
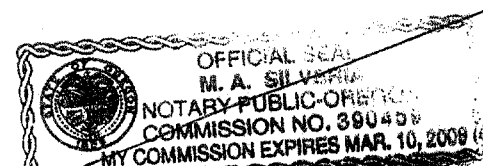
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064656

Before me:

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



\$21-A