



MT078972-DS

After recording return to:

LUIS V. FLORES

5514 LaWanda Dr.

Klamath Falls, OR 97603

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

LUIS V. FLORES

5514 LaWanda Dr.

Klamath Falls, OR 97603

Escrow No. MT78972-DS

Title No. 0078972

SWD

THIS SPACE RESE

2007-009768

Klamath County, Oregon



05/31/2007 11:34:12 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

TAMERA L. WESTLAKE, Grantor(s) hereby convey and warrant to **LUIS V. FLORES and SUSAN D. FLORES, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 4 in Block 3 of TRACT 1002, LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$381,000.00**.

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 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 ORS 197.352.

Dated this 29th day of May, 2007

Tamera Westlake
TAMERA L. WESTLAKE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/29, 2007 by TAMERA L. WESTLAKE.



MA Stuart
(Notary Public for Oregon)
My commission expires 12/20/10