

2007-010509

Klamath County, Oregon



00024467200700105090010017

06/11/2007 03:43:28 PM

Fee: \$21.00

After Recording Return to:

ABE GUTIERREZ and
VERONICA GUTIERREZ

32950 Kathryn Way
Lake Elsinore, Ca. 92530

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE:64806ms

WARRANTY DEED

(INDIVIDUAL)

HOWARD W. KING and MARY ANN KING, tenants by the entirety, herein called grantor, convey(s) to ABE GUTIERREZ and VERONICA GUTIERREZ, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 4, Tract No. 1023, KLAMATH COUNTRY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3509-024B0 TL 05800 KEY #255235

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 \$43,000.00.
(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 June 4, 2007.

HOWARD W. KING

MARY ANN KING

STATE OF CALIFORNIA, County of RIVERSIDE) ss.

On June 7, 2007 personally appeared the above named HOWARD W. KING and MARY ANN KING and acknowledged the foregoing instrument to be their voluntary act and deed.

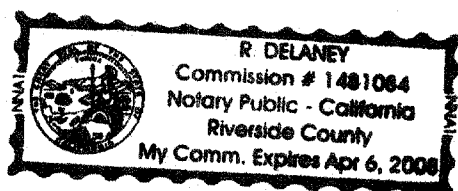
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00064806

Before me:
Notary Public for California
My commission expires: April 6, 2008

Official Seal



#21-A