



After recording return to:  
Jose A. Hernandez and Sylvia  
Hernandez  
4463 Avalon Place  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jose A. Hernandez and Sylvia  
Hernandez  
4463 Avalon Place  
Klamath Falls, OR 97603  
File No.: 7021-1031892 (DMC)  
Date: May 14, 2007

**2007-011178**

**Klamath County, Oregon**



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06/21/2007 02:20:53 PM

Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Hilary L. Greb**, Grantor, conveys and warrants to **Jose A. Hernandez and Sylvia Hernandez as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The North 60 feet of Lot 117, First Addition to the Casitas, 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 **\$119,000.00**. (Here comply with requirements of ORS 93.030)

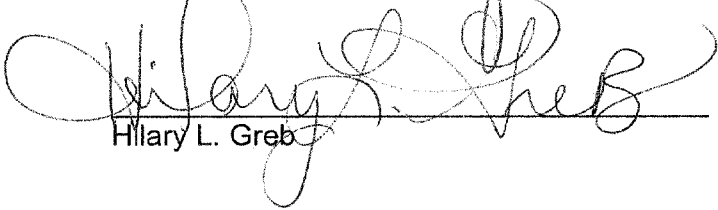
APN: R544584

Statutory Warranty Deed  
- continued

File No.: 7021-1031892 (DMC)  
Date: 05/14/2007

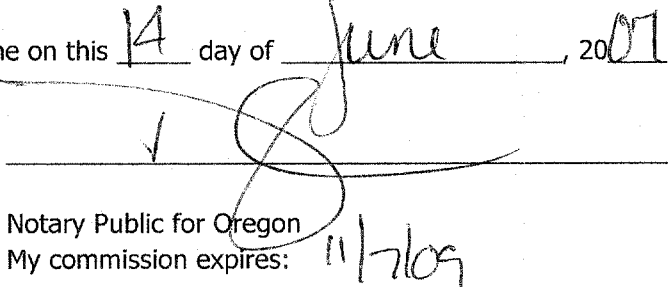
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 14 day of June, 2007.

  
Hilary L. Greb

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 14 day of June, 2007  
by **Hilary L. Greb**.

  
Notary Public for Oregon  
My commission expires: 11/7/09

