



THIS SPACE RES

2007-011671

Klamath County, Oregon



06/28/2007 03:28:33 PM

Fee: \$26.00

MT79736-SH

After recording return to:

Edwin J. Vieira

2863 3rd Avenue

Bonanza, OR 97623

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

Edwin J. Vieira

2863 3rd Avenue

Bonanza, OR 97623

Escrow No. MT79736-SH

Title No. 0079736

SWD

STATUTORY WARRANTY DEED

Martine Ginestar, Grantor(s) hereby convey and warrant to **Edwin J. Vieira and Martine Ginestar, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$1.00**.

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.

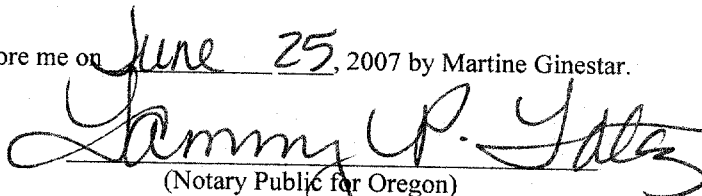
Dated this 25 day of June, 2007.

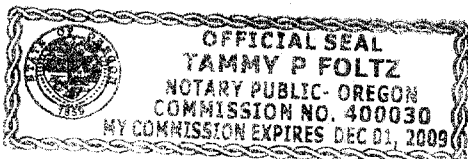

Martine Ginestar

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 25, 2007 by Martine Ginestar.


(Notary Public for Oregon)
My commission expires Dec 1, 2009



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The N ½ of Lots 7 and 8 in Block 14 of FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated 3rd Street, as vacated by Ordinance No. A-446 of the Common Council of the Town of Bonanza, Oregon, recorded December 18, 2006 in Volume 2006, page 024961, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.

PARCEL 2

The S ½ of Lots 7 and 8 in Block 14 of FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated 3rd Street, as vacated by Ordinance No. A-446 of the Common Council of the Town of Bonanza, Oregon, recorded December 18, 2006 in Volume 2006, page 024961, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.