

2007-012910

Klamath County, Oregon



00027377200700129100010017

07/20/2007 01:48:41 PM

Fee: \$21.00

After Recording Return to:

ABEL SERRATO HERNANDEZ

5248 Cottage Ave.  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

## WARRANTY DEED

(INDIVIDUAL)

ATE: 6495685

JEFF S. WISEMAN and LORRIE A. WISEMAN, husband and wife, herein called grantor, convey(s) to ABEL SERRATO HERNANDEZ, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 124, PLEASANT HOME TRACTS #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-002AC TL 03300 KEY #513000

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 \$148000  
(here comply with the requirements of ORS 93.930)

A-S-H  
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 25, 2007.

JEFF S. WISEMAN

LORRIE A. WISEMAN

STATE OF OREGON, County of Klamath) ss.

On July 19, 2007 personally appeared the above named JEFF S. WISEMAN and LORRIE A. WISEMAN and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064956

Before me: Pam Shellito  
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal

