



THIS SPACE RE:

2007-013579
Klamath County, Oregon



07/31/2007 03:32:29 PM

Fee: \$21.00

MT79601-DS

After recording return to:

Mercedes Curiel

2320 Calistoga Drive

Hollister, CA 95023

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

Mercedes Curiel

2320 Calistoga Drive

Hollister, CA 95023

Escrow No. MT79601-DS

Title No. 0079601

SWD

STATUTORY WARRANTY DEED

Allan L. Craigmiles, IRA, South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, Custodian, Grantor(s) hereby convey and warrant to Mercedes Curiel and ~~TR~~ ~~Hermelinda Romero, as tenants in common,~~ 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, Block 3 of BRYANT TRACTS, 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:

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

The true and actual consideration for this conveyance is \$118,000.00.

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 30th day of July, 2007.

Allan L. Craigmiles, IRA, South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, custodian

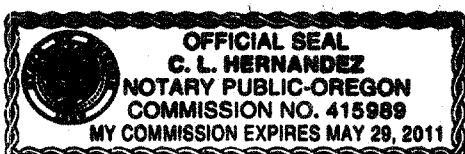
By:

Tracy Ronningen, IRA Administrator

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 30, 2007 by Tracy Ronningen, IRA Administrator for Allan L. Craigmiles, IRA, South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns.



(Notary Public for Oregon)

My commission expires May 29, 2011