

MTC 80064-KR

THIS SPACE RESE

2007-013764
Klamath County, Oregon



08/03/2007 03:13:36 PM Fee: \$26.00

After recording return to:
Alfonso A. Lerma
1810 Fargo Street
Klamath Falls, OR 97603

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

Alfonso A. Lerma
1810 Fargo Street
Klamath Falls, OR 97603

Escrow No. MT80064-KR
Title No. 0080064

SWD

STATUTORY WARRANTY DEED

Glen R. Dunham, Elaine Dunham, Amy Dunham and Kimberly Hilyard, with Rights of Survivorship, Grantor(s) hereby convey and warrant to Alfonso A. Lerma and Laura A. Lerma, 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:

LEGAL DESCRIPTION

The North 50 feet of the Southerly 100 feet of Lot 7 in Block 8 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County by instrument recorded July 22, 1965 in Volume M65, page 216, Microfilm Records 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 \$110,000.00.

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.

Glen R. Dunham
Glen R. Dunham

Elaine Dunham
Elaine Dunham

Amy Dunham
Amy Dunham

Kimberly Hilyard
Kimberly Hilyard

26.00

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 30, 2007 by Glen R. Dunham, Elaine Dunham, Amy Dunham and Kimberly Hilyard.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

