



MT080218-DS

After recording return to:

Benjamin H. Olvera

338 McLean St.

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to

The following address:

Benjamin H. Olvera

338 McLean St.

Klamath Falls, OR 97603

Escrow No. MT80218-DS

Title No. 0080218

SWD

THIS SPACE

2007-015036

Klamath County, Oregon



00029948200700150360020021

08/24/2007 03:01:28 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Morning Star Enterprises of Klamath, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Benjamin H. Olvera and Mariaelena Olvera**, 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:

Lot 6 in Block 8 of KLAMATH LAKE ADDITION, 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 **\$198,500.00**.

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 20th day of August, 2007.

Morning Star Enterprises of Klamath, LLC

BY: Matthew K. McVay
Matthew K. McVay, Registered Agent/Member

BY: Tanya V. McVay
Tanya V. McVay, Registered Agent/Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8-20-, 2007 by Matthew K. McVay and Tanya V. McVay as Registered Agents of Morning Star Enterprises of Klamath, LLC.
member

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



26AMT

State of Oregon

County of Klamath

This instrument was acknowledged before me on 8-21-07, by
TANYA V. MURRAY AS Registered Agent of MORNING STAR Enterprises of
Klamath, LLC
Debbie Sinnock
Member

(Notary Public for Oregon)

My Commission expires 9-8-09

