

THIS SPACE RESEI

2007-015428

Klamath County, Oregon



08/31/2007 11:25:30 AM

Fee: \$21.00

MT80376-SH

After recording return to:
Daniel Hernandez Valadez

P. O. Box 150
Malin, OR 97632

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

Daniel Hernandez Valadez
Same as above

Escrow No. MT80376-SH
Title No. 0080376

SWD

STATUTORY WARRANTY DEED

Luke Elliot Robison, Grantor(s) hereby convey and warrant to **Daniel Hernandez Valadez**, 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:

Lots 11 and 12, Block 2, TRACT 1181, 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. SUBJECT TO: Trust Deed dated May 18, 2005 and recorded May 27, 2005, in Volume M05, page 39449, microfilm records of Klamath County, Oregon in favor of Leslie W. Dees and John O'Keeffe, as tenants in common, as beneficiary. Said Trust Deed was re-recorded on June 8, 2005, in Volume M05, page 42599, microfilm record of Klamath County. The above named grantee does not agree to assume nor pay this Trust Deed and the above named grantor agrees to hold the grantee harmless therefrom.

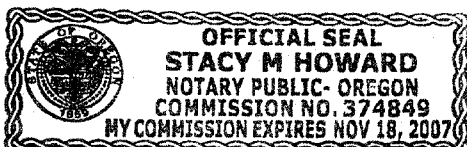
The true and actual consideration for this conveyance is **\$65,000.00**.

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 29 day of Aug, 2007
[Signature]
Luke Elliot Robison

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 29, 2007 by Luke Elliot Robison.



[Signature]
(Notary Public for Oregon)
My commission expires Nov 18, 2007

2/AMT