

2007-016805
Klamath County, Oregon



After recording return to:
Carmen A. Sanchez and Miguel A. Sanchez
4501 Meadows Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Carmen A. Sanchez and Miguel A. Sanchez
4501 Meadows Drive
Klamath Falls, OR 97603

File No.: 7021-1104152 (ALF)
Date: September 10, 2007

THIS SPAC



09/25/2007 03:09:28 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Lesley A. Hayden who acquired title as Lesley A. Reeves, Grantor, conveys and warrants to Carmen A. Sanchez and Miguel A. Sanchez, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 12 IN BLOCK 13 OF TRACT 1148, SECOND ADDITION TO THE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$185,000.00**. (Here comply with requirements of ORS 93.030)

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, 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 14 day of September, 2007.

Lesley A. Hayden
Lesley A. Hayden

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of September 2007
by **Lesley A. Hayden**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10

