



10/04/2007 11:10:59 AM

Fee: \$21.00

MT80753-KR

After recording return to:
 Gregorio Villegas-Ramirez
 535 3rd Street
 Merrill, OR 97633

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

Gregorio Villegas-Ramirez
 535 3rd Street
 Merrill, OR 97633

Escrow No. MT80753-KR
 Title No. 0080753

SWD

STATUTORY WARRANTY DEED

Kiran B. Malakar and Vitalina H. Malakar, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Gregorio Villegas-Ramirez**, 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 5 in Block 2 of HODGES ADDITION to the Town of Merrill, 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 **\$120,000.00**.

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 27th day of September, 2007.

Kiran B. Malakar
 Kiran B. Malakar

Vitalina H. Malakar
 Vitalina H. Malakar

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Sept. 27, 2007 by Kiran B. Malakar and Vitalina H. Malakar.

Kristi L. Redd
 (Notary Public for Oregon)



My commission expires 11/16/2007

21AMT