

2007-017408

Klamath County, Oregon



00032790200700174080020023

10/05/2007 03:30:08 PM

Fee: \$26.00



After recording return to:
Jose M Franco
5804 Estate Drive
Klamath Falls, OR 97603

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

Jose M Franco
5804 Estate Drive
Klamath Falls, OR 97603

File No.: 7021-1090715 (ALF)
Date: September 24, 2007

THIS SPACE

STATUTORY WARRANTY DEED

Joan Gabriel Hernandez Zuniga, Grantor, conveys and warrants to **Jose M Franco and Martina De Dios**, with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *ADD*

LOT 30, KENNICOTT COUNTRY ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

APN: R561546

Statutory Warranty Deed
- continued

File No.: **7021-1090715 (ALF)**
Date: **09/24/2007**

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 2 day of Oct, 2007.

J. Gabriel Hernandez Zuniga
Joan Gabriel Hernandez Zuniga

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of Oct, 2007
by **Joan Gabriel Hernandez Zuniga.**

Notary Public for Oregon
My commission expires:

