

2007-017632
Klamath County, Oregon



After recording return to:
Larry W. Ward Living Trust
2040 Minto Drive
San Jose, CA 95132

Until a change is requested all tax statements
shall be sent to the following address:
Larry W. Ward Living Trust
2040 Minto Drive
San Jose, CA 95132

File No.: 7021-1114791 (DMC)
Date: October 01, 2007

THIS SPA



10/10/2007 03:43:39 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Frank E. Herrera and Christina A. Herrera, as tenants by the entirety, Grantor, conveys and warrants to **Larry W. Ward, Trustee of the Larry W. Ward Living Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 14, 15 and 16, BLOCK 21, FOURTH ADDITION TO KLAMATH RIVER ACRES, 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 **\$172,000.00**. (Here comply with requirements of ORS 93.030)

F-26

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 2nd day of October, 2007.

Frank E. Herrera
Frank E. Herrera

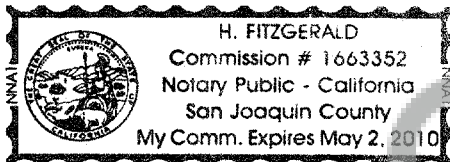
Christina A. Herrera
Christina A. Herrera

STATE OF California)
)ss.

County of San Joaquin)

This instrument was acknowledged before me on this 2nd day of October, 2007
by **Frank E. Herrera and Christina A. Herrera.**

Witzgerald



Notary Public for
My commission expires: May 2, 2010