

2007-017834
Klamath County, Oregon



After recording return to:
Frank W. Richnak and Ingeborg C.
Richnak
14915 Sprague River Road
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Frank W. Richnak and Ingeborg C.
Richnak
14915 Sprague River Road
Chiloquin, OR 97624
File No.: 7021-1118410 (ALF)
Date: October 01, 2007

THIS SPACE



10/15/2007 03:42:20 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

FLR **Luis V. Flores and Susan Flores, husband and wife**, Grantor, conveys and warrants to **Frank W. Richnak and Ingeborg C. Richnak, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$130,000.00**. (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 15 day of Oct, 2007.

Luis V. Flores
Luis V. Flores

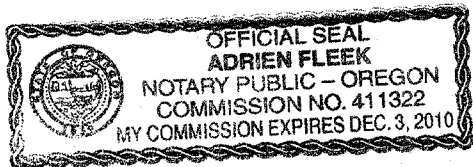
Susan Flores
Susan Flores

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of Oct, 2007
by **Luis V. Flores and Susan Flores.**

Adrien Fleeck

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



APN: **R252577**

Statutory Warranty Deed
- continued

File No.: **7021-1118410 (ALF)**
Date: **10/01/2007**

EXHIBIT A

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING NORTHEASTERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE SPRAGUE RIVER HIGHWAY IN THE COUNTY OF KLAMATH, STATE OF OREGON.