



MT80761-KR

After recording return to:

Heriberto Padilla

1124 Owens Street

Klamath Falls, OR 97601

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

Heriberto Padilla

1124 Owens Street

Klamath Falls, OR 97601

Escrow No. MT80761-KR

Title No. 0080761

SWD

THIS SPACE RESERVED

2007-018511

Klamath County, Oregon



10/29/2007 11:44:41 AM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Maria Salcedo**, Grantor(s) hereby convey and warrant to **Heriberto Padilla**, 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:

#### LEGAL DESCRIPTION

The N1/3 of Lot 10 in Block of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the West line of Owens Street (formerly Front Street) at a point thereon distant 93 feet 4 inches North from the Southeast corner of said Lot 10; thence 46 feet 8 inches Northerly on Owens Street to the Northeast corner of said Lot 10; thence West on the North line of said Lot 10 to the Northwest corner of said Lot 10; thence South on the West line of said Lot 10, 46 feet 8 inches; thence East parallel with Wantland Avenue to the place of beginning.

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:

The true and actual consideration for this conveyance is **\$40,000.00**.

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 23<sup>rd</sup> day of October, 2007.

x Maria Salcedo  
Maria Salcedo

State of Oregon

County of Klamath

This instrument was acknowledged before me on October 23, 2007 by Maria Salcedo.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

21 AMT