



THIS SP.

2007-020595

Klamath County, Oregon



12/07/2007 03:27:14 PM

Fee: \$21.00

NTC81020-SH

After recording return to:

Ramon Pena, Jr.

173 Peach Street

Klamath Falls, OR 97601

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

Ramon Pena, Jr.

173 Peach Street

Klamath Falls, OR 97601

Escrow No. MT81020-SH

Title No. 0081020

SWD

STATUTORY WARRANTY DEED

Douglas J. Hains, Grantor(s) hereby convey and warrant to **Ramon Pena, Jr. and Loni B. Hutchinson not as tenants in common, but with right of survivorship**, 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 8 in Block 4 of ELDORADO ADDITION to the City of Klamath Falls, 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:

The true and actual consideration for this conveyance is **\$203,000.00**.

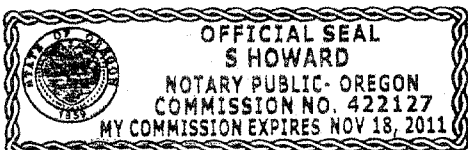
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

Dated this 7th day of December, 2007.

Douglas J. Hains
Douglas J. Hains

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 7, 2007 by Douglas J. Hains.



S. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011

21 AMT