

EO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Rita NAVARRO Rayas
PO BOX 225
Merrill, OR 97633

Grantor's Name and Address

Alma Delia Espinosa
PO BOX 852
Merrill, OR 97633

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Alma Delia Espinosa
PO BOX 852
Merrill, OR 97633

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Alma Delia Espinosa
PO BOX 852
Merrill, OR 97633

2008-001903

Klamath County, Oregon



00040095200800019030010018

SPACE RESEI
FOR
RECORDER'S

02/14/2008 11:34:57 AM

Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Rita Navarro Rayas

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Alma Delia Espinosa

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 13, 14 and 15, Block 39, Malin, in the State of Oregon.

Code 13 map 4112-16DA-TL 1700

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): none

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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 ORS 197.352.

Rita Rayas

Alma Espinosa

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 14, 2008

by Rita Rayas & Alma Espinosa

Joanne L Johnson

Notary Public for Oregon

My commission expires May 17, 2008

