

THIS SPACE RES

2008-002260

Klamath County, Oregon



02/22/2008 11:45:54 AM

Fee: \$26.00



Part Of The TELD-WEN Family

MT81634-LW

After recording return to:
ASENCION MANDUJANO

2100 VALLEY ROAD

WILLITS, CA 95490

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

ASENCION MANDUJANO

2100 VALLEY ROAD

WILLITS, CA 95490

Escrow No. MT81634-LW

Title No. 0081634

SWD

STATUTORY WARRANTY DEED

SCOTT P. MITCHELL and ERIC P. SAYERS, EACH AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON, Grantor(s) hereby convey and warrant to **ASENCION MANDUJANO and TERESA MANDUJANO**, as tenants by the entirety, 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 11 in Block 12, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

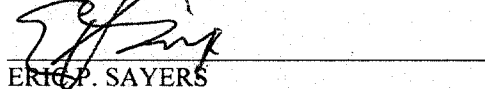
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$19,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 11th day of FEBRUARY 2008


SCOTT P. MITCHELL


ERIC P. SAYERS

STATE OF CALIFORNIA

ss.

COUNTY OF

On _____, 2008 before me, see Attached personally appeared SCOTT P. MITCHELL and ERIC P. SAYERS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

See Attached Calif.
Acknowledgement

Signature _____

26 ANT

ACKNOWLEDGMENT

State of California

County of HUMBOLDT)

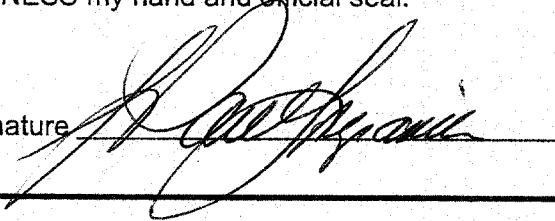
On February 11, 2008 before me, J. PAUL TREPANIER Notary Public
(insert name and title of the officer)

personally appeared SCOTT P. MITCHELL AND ERIC P. SAYERS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

