



After recording return to:
Robert Villegas
4312 Bristol Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Robert Villegas
4312 Bristol Avenue
Klamath Falls, OR 97603

File No.: 7021-1174488 (DMC)
Date: March 26, 2008

THIS SPACE

2008-004839

Klamath County, Oregon



04/02/2008 09:03:08 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Lillian Schroeder, Grantor, conveys and warrants to **Robert Villegas and Nisq'Atawi Shuey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 30 OF TONATEE HOMES, FORMERLY DESCRIBED AS NORTH 100 FEET OF 70 SUNRISE PARK, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE ON THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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 **\$115,000.00**. (Here comply with requirements of ORS 93.030)

FZU

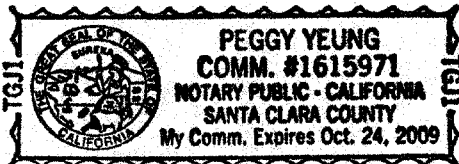
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 27 day of March, 2008.

Lillian Schroeder
Lillian Schroeder

STATE OF CALIFORNIA)
County of Alameda)ss.

This instrument was acknowledged before me on this 27 day of March, 2008
by **Lillian Schroeder**.



P. Yeung
Notary Public for
My commission expires: OCT 24, 2009