

MTC 82153-KR

THIS SPACE F

2008-005839

Klamath County, Oregon



00044684200800058390020026

04/22/2008 11:37:32 AM

Fee: \$26.00

After recording return to:

Edith Adriana Silva Morelos

235 Martin
Klamath Falls, OR 97601

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

Edith Adriana Silva Morelos

Same as above

Escrow No. MT82153-KR

Title No. 0082153

SWD

STATUTORY WARRANTY DEED

Ismael Morelos and Refugio Morales, as tenants by the entirety, Grantor(s) hereby convey and warrant to Edith Adriana Silva Morelos and Hector Daniel de Dios Villa, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$133,350.00**.

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 16th day of April, 2008.

Ismael Morelos
Ismael Morelos

Refugio Morales
Refugio Morales

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 16, 2008 by Ismael Morelos and Refugio Morales.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2011

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The S1/2 of the N1/2 of Lots 586 and 587, Block 108, MILLS 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, described as follows:

Beginning at the Northwest corner of Lot 587, Block 108, MILLS ADDITION to the City of Klamath Falls; thence South along the West line of Lot 587, 30 feet to the place of beginning; thence East and parallel with Vine Street, 100 feet; thence South along East line of Lot 586 of said Block and Addition, 30 feet; thence West and parallel with Vine Street, 100 feet to the West line of Lot 587; thence North along West line of Lot 587, 30 feet to the place of beginning

PARCEL 2:

The Southerly one-half of Lots 586 and 587, Block 108, MILLS 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.

Unofficial
Copy