

81781-SH

THIS SPACE RES

2008-006896

Klamath County, Oregon



00045911200800068960010010

05/09/2008 11:31:14 AM

Fee: \$21.00

After recording return to:

Jose G. Valadez

14712 Falvey Road

Merrill, OR 97633

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

Jose G. Valadez

14712 Falvey Road

Merrill, OR 97633

Escrow No. MT81781-SH

Title No. 0081781

SWD

STATUTORY WARRANTY DEED

Griselda Gutierrez, Grantor(s) hereby convey and warrant to **Jose G. Valadez**, 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:

A tract of land situated in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the point of intersection of the Westerly right of way line of the U.S.R.S. Drain No. 6 with the section line common to Section 2 and 11 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said section line being also the center line of a County Road running West from the Town of Merrill, Oregon and which point of beginning bears West 2096.6 feet from the Section corner common to Sections 1, 2, 11 and 12 of said Township and Range; extending thence West along said section line 140 feet to the true point of beginning; thence West along said Section line 100 feet, more or less, to the Northeasterly corner of tract conveyed to Robert Taylor and Naomi Taylor by deed recorded July 14, 1966, in M66 at page 7169; thence South along the East line of said Taylor tract to the Northwest corner of the tract conveyed to Loftus Gray and Frances E. Gray by deed recorded June 22, 1973 in M73 at page 7882 and 7883; thence East along the North boundary of said Gray tract 100 feet, more or less to a point South of the point of beginning; thence North to the true point of beginning.

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 **\$0.00**.

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

9th day of May 2008

Griselda Gutierrez
Griselda Gutierrez

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 9, 2008 by Griselda Gutierrez.

Heather Sciurba
(Notary Public for Oregon)

My commission expires

Feb 9, 2010

