

mtc-82679-SH



THIS

2008-009714

Klamath County, Oregon



00049258200800097140020022

07/03/2008 03:26:07 PM

Fee: \$26.00

After recording return to:

ERIBERTO PENA

2229 WANTLAND AVENUE

KLAMATH FALLS, OR 97601

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

ERIBERTO PENA

2229 WANTLAND AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT82679-SH

Title No. 0082679

SWD-EM

STATUTORY WARRANTY DEED

RUSSELL W. DRAKE, RONALD L. DRAKE and RICHARD A. DRAKE, as tenants in common, Grantor(s) hereby convey and warrant to **ERIBERTO PENA and SYLVIA PENA**, 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 23, Block 1, FIRST ADDITION TO ALTAMONT ACRES, 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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$254,000.00**.

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.

26 Amt

Dated this 27 day of JUNE, 08.

Russell W. Drake
RUSSELL W. DRAKE

Ronald L. Drake
RONALD L. DRAKE

Richard A. Drake
RICHARD A. DRAKE

State of Oregon

County of ~~CLATSOP~~ Jackson

This instrument was acknowledged before me on June 27, 2008 by RUSSELL W. DRAKE, RONALD L. DRAKE and RICHARD A. DRAKE.

J. L. Hofmann
(Notary Public for Oregon)

My commission expires 6-10-2010

