

NTC 83107-SH

THIS SPACE

2008-011579

Klamath County, Oregon



00051564200800115790010013

08/14/2008 03:46:23 PM

Fee: \$21.00

After recording return to:
JOSE B. HERNANDEZ, JR.

3611 HWY 97 NORTH
KLAMATH FALLS, OR 97603

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

JOSE B. HERNANDEZ, JR.

3611 HWY 97 NORTH
KLAMATH FALLS, OR 97603

Escrow No. MT83107-SH

Title No. 0083107

SWD

STATUTORY WARRANTY DEED

THEODORE PITTMAN and JUDITH MRIA PITTMAN, WHO ACQUIRED TITLE AS MARIA PITTMAN, AS TENANTS BY THE ENTIRETY, Grantor(s) hereby convey and warrant to **JOSE B. HERNANDEZ, JR.**, 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 3 in Block 45, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 **\$12,320.00**.

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.

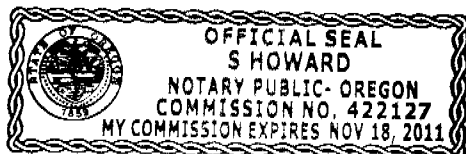
Dated this 14 day of August, 2008

Theodore Pittman
THEODORE PITTMAN

Judith Mria Pittman
JUDITH MRIA PITTMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 14, 2008 by THEODORE PITTMAN and JUDITH MRIA PITTMAN.



S. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011

21 Amt