

2008-011637

Klamath County, Oregon



00051625200800116370020023



After recording return to:  
Leticia Villanueva  
18396 S. Wagner Road  
Ripon, CA 95366

Until a change is requested all tax statements  
shall be sent to the following address:  
Leticia Villanueva  
18396 S. Wagner Road  
Ripon, CA 95366

File No.: 7021-1266010 (DMC)  
Date: August 05, 2008

THIS SPACE REL 08/15/2008 11:34:39 AM

Fee: \$26.00

**STATUTORY WARRANTY DEED**

**Linda S. Bassett and Steven L. Bassett, as tenants by the entirety**, Grantor, conveys and warrants to **Leticia Villanueva**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 10 IN BLOCK 1, TRACT 1044, WEMBLY PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$165,000.00**. (Here comply with requirements of ORS 93.030)

EW

APN: R558505

Statutory Warranty Deed  
- continuedFile No.: 7021-1266010 (DMC)  
Date: 08/05/2008

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 14<sup>th</sup> day of August, 2008.

Steve Bassett  
Steve Bassett

Linda S. Bassett  
Linda Bassett

STATE OF Missouri )  
 )ss.  
County of Platte )

This instrument was acknowledged before me on this 14<sup>th</sup> day of August, 2008  
by **Steve Bassett and Linda Bassett**.

Dustin J. Witt

Notary Public for  
My commission expires:

