

2008-013816
Klamath County, Oregon



00054375200800138160020027

10/07/2008 03:16:45 PM

Fee: \$26.00



THIS SPACE

After recording return to:
Erika Rodriguez
1429 California
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Erika Rodriguez
1429 California
Klamath Falls, OR 97601

File No.: 7021-1278611 (ALF)
Date: August 28, 2008

STATUTORY WARRANTY DEED

Sandra L. Gonzalez and E. Louise Jones, a protected person, with rights of survivorship, Grantor, conveys and warrants to **Erika Rodriguez and Julia M Musick, with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 90, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE IN THE RECORDS 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 **\$104,000.00**. (Here comply with requirements of ORS 93.030)

FLW

APN: R299563

Statutory Warranty Deed
- continued

File No.: 7021-1278611 (ALF)
Date: 08/28/2008

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 6th day of October, 2008.

Sandra L. Gonzalez
Conservator for E. Louise Jones Sandra L. Gonzalez
E. Louise Jones Sandra L. Gonzalez

STATE OF Oregon)
County of Lane)ss.



This instrument was acknowledged before me on this 6th day of October, 2008 by E. Louise Jones and Sandra L. Gonzalez.

Donald Manning

Notary Public for Oregon
My commission expires: