

MT 83594-JS

THIS SPACE R

2008-014794
Klamath County, Oregon



10/31/2008 01:24:33 PM Fee: \$21.00

After recording return to:
ERIC E. VILLARREAL
2219 2nd St.
HUGHSON, CA 95326

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

ERIC E. VILLARREAL
2219 2nd St.
HUGHSON, CA 95326

Escrow No. MT83594-DS
Title No. 0083594
SWD

STATUTORY WARRANTY DEED

KENT EWELL and ELIZABETH EWELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to ERIC E. VILLARREAL, 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 in Block 104 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT No. 4, 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:

The true and actual consideration for this conveyance is \$53,000.00.

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.

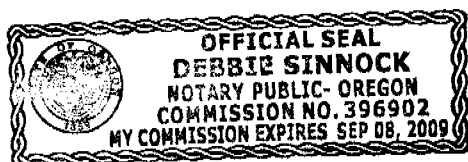
Dated this 28th day of Oct., 2008.

Kent Ewell
KENT EWELL

Elizabeth Ewell
ELIZABETH EWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-28, 2008 by KENT EWELL and ELIZABETH EWELL.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

21AMT