

2008-015540

Klamath County, Oregon



After recording return to:
Alvaro Garcia
1837 Gary Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Alvaro Garcia
1837 Gary Street
Klamath Falls, OR 97603

File No.: 7021-1296116 (ALF)
Date: October 09, 2008

THIS SPACE



00056414200800155400020029

11/18/2008 11:16:59 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Emilio Valle Leal, Grantor, conveys and warrants to **Alvaro Garcia**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *AC*

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE NORTH HALF OF LOT 18 IN BLOCK 6, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THERE FROM THAT PORTION LYING WITHIN THE GARY STREET RIGHT OF WAY

TAX ACCOUNT NO.: 3909-002BB-00900-000 KEY NO.: 515400

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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

Flw

APN: R515400

Statutory Warranty Deed
- continued

File No.: 7021-1296116 (ALF)
Date: 10/09/2008

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 3 day of November, 2008.

Emilio Valle Leal
Emilio Valle Leal

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 3 day of November, 2008
by **Emilio Valle Leal**.

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10

