

2009-008857

Klamath County, Oregon



00068540200900088570010010

06/26/2009 11:51:54 AM

Fee: \$21.00

After Recording Return to:

RICARDO MOJICA and BEATRIZ MOJICA

P.O. Box 164

Bonanza OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

RICARDO MOJICA and BEATRIZ MOJICA

Same as above

ATE 66842

WARRANTY DEED

(INDIVIDUAL)

CLIFFORD^J SERVAES and CLOYED D. SERVAES, herein called grantor, convey(s) to **RICARDO MOJICA and BEATRIZ MOJICA**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

Parcel 2 of Land Partition 31-01 being Parcel 3 of Land Partition 42-00 and situated in Block 73 of Bowne Addition to the City of Bonanza, in the County of Klamath, State of Oregon

CODE: 011 MAO: 3911-010CC TL: 02703 KEY:888162

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$14,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated June 25, 2009.

Clifford J. Servaes
CLIFFORD SERVAES
Cloyed D. Servaes
CLOYED D. SERVAES

STATE OF OREGON, County of Klamath) ss.

On June 25, 2009 personally appeared the above named **CLIFFORD SERVAES and CLOYED D. SERVAES** and acknowledged the foregoing instrument to be their voluntary act and deed.

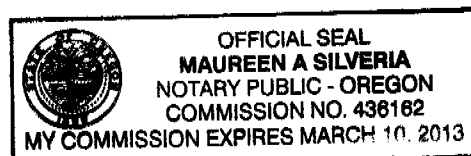
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66842MS

Before me: Maureen A. Silveria
Notary Public for Oregon
My commission expires: 3/10/2013

Official Seal



ATE
#21