

NOT 86054-LW

THIS SPACE RI

2009-012211

Klamath County, Oregon



09/14/2009 11:10:36 AM

Fee: \$26.00

After recording return to:

ARTHUR GAMBOA

16705 SEPTO ST.

NORTH HILLS, CA 91343

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

ARTHUR GAMBOA

16705 SEPTO ST.

NORTH HILLS, CA 91343

Escrow No. MT86054-LW

Title No. 0086054

SWD

### STATUTORY WARRANTY DEED

**EDGAR L. CHILDRES WHO ACQUIRED TITLE AS EDGAR L. CHILDRES AND VIRGINIA S. CHILDRES AS CO- TRUSTEES OF THE CHILDRES REVOCABLE/ TRUST DATED DECEMBER 28, 1999,** Grantor(s) hereby convey and warrant to **ARTHUR GAMBOA and ROSENDA GAMBOA, as tenants by the entirety,** 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 2 in Block 1 of WHISKEY CREEK ACRES, TRACT 1162, 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:

**2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$45,000.00.**

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.

21amt

Dated this 9<sup>th</sup> day of September, 2009.

EDGAR L. CHILDRES WHO ACQUIRED TITLE AS EDGAR L. CHILDRES AND VIRGINIA S. CHILDRES AS CO-TRUSTEES OF THE CHILDRES REVOCABLE/TRUST DATED DECEMBER 28, 1999

BY: [Signature] /LIVING/  
EDGAR L. CHILDRES, TRUSTEE

BY: [Signature]  
VIRGINIA S. CHILDRES, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Kern ss.

On 9/9/09, 2009 before me, Nicole Joyce Jannett personally appeared EDGAR L. CHILDRES WHO ACQUIRED TITLE AS EDGAR L. CHILDRES AND VIRGINIA S. CHILDRES AS CO- TRUSTEES OF THE CHILDRES REVOCABLE/TRUST DATED DECEMBER 28, 1999 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

