

2009-012643

Klamath County, Oregon



00073090200900126430030036

09/24/2009 02:50:11 PM

Fee: \$31.00



After recording return to:
Brandon M. Meserve
1800 McClellan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Brandon M. Meserve
1800 McClellan Drive
Klamath Falls, OR 97603

File No.: 7021-1455706 (DMC)
Date: August 18, 2009

THIS SPAC

STATUTORY WARRANTY DEED

Andres P. Aguilera and Karen A. Aguilera, husband and wife, Grantor, conveys and warrants to **Brandon M. Meserve**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

THE SOUTHEASTERLY 58.0 FEET OF LOT 18 AND THE NORTHWESTERLY 22.0 FEET OF LOT 19 OF WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

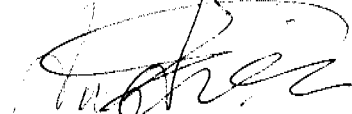
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)


(31-

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 18th day of September, 2009.



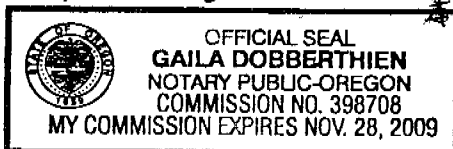
Andres Aguilera



Karen Aguilera
A.

STATE OF Oregon)
County of Multnomah) ss.
Klamath)

This instrument was acknowledged before me on this 18th day of Sept, 2009
by Andres Aguilera and Karen Aguilera.



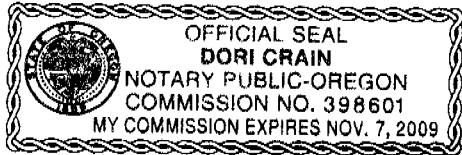


Notary Public for Oregon

My commission expires: 11-28-09

STATE OF Oregon
County of Clatsop } ss.

This instrument was acknowledged before me on this 22 day of September, 2009
by Andres P. Aguilera



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09