

UTC 810303-MS

THIS SPACE R

2009-015796

Klamath County, Oregon



12/16/2009 11:38:24 AM

Fee: \$37.00

After recording return to:

Consuelo V. de Dios

1124 Owens Street

Klamath Falls, OR 97601

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

Consuelo V. de Dios

1124 Owens Street

Klamath Falls, OR 97601

Escrow No. MT86303-MS

Title No. 0086303

SWD

STATUTORY WARRANTY DEED

Heriberto Padilla, Grantor(s) hereby convey and warrant to **Consuelo V. de Dios**, 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:

The N1/3 of Lot 10 in Block 3 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the West line of Owens Street (formerly Front Street) at a point thereon distant 93 feet 4 inches North from the Southeast corner of said Lot 10; thence 46 feet 8 inches Northerly on Owens Street to the Northeast corner of said Lot 10; thence West on the North line of said Lot 10 to the Northwest corner of said Lot 10; thence South on the West line of said Lot 10, 46 feet 8 inches; thence East parallel with Wantland Avenue to the place of beginning.

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 **\$0.00**.

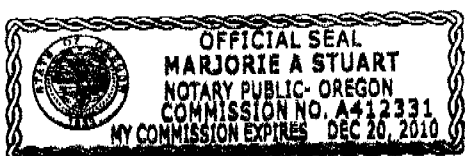
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 15 day of December, 2009.

Heriberto Padilla F.
Heriberto Padilla

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/15, 2009 by Heriberto Padilla.



(Notary Public for Oregon)

My commission expires

12/20/10

37AMT