

NJC 87154-SH

THIS SPAC

2010-002662

Klamath County, Oregon



00080501201000026620010019

02/25/2010 03:20:12 PM

Fee: \$37.00

After recording return to:
EDITH ADRIANA SILVA MORELOS
224 MICHIGAN AVE.
KLAMATH FALLS, OR 97601

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

EDITH ADRIANA SILVA MORELOS
224 MICHIGAN AVE.
KLAMATH FALLS, OR 97601

Escrow No. MT87154-SH
Title No. 0087154
SWD r.012910

STATUTORY WARRANTY DEED

JOHN R. DURAN, Grantor(s) hereby convey and warrant to **EDITH ADRIANA SILVA MORELOS** and **HECTOR DANIEL DE DIOS VILLA**, 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 12, and the East 1/2 of Lot 13, in Block 22 of INDUSTRIAL ADDITION to the City of Klamath Falls, 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:

The true and actual consideration for this conveyance is **\$27,500.00**.

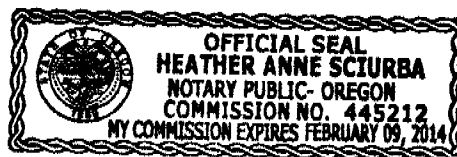
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this

23rd day of Feb. 2010

JOHN R. DURAN

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on Feb. 23, 2010 by JOHN R. DURAN.

Heather Sciurba
(Notary Public for Oregon)

My commission expires

Feb. 9, 2014

37amt