

2010-006534

Klamath County, Oregon

After Recording, return to:

Debra A. Lugo  
15751 Hwy. 39  
Klamath Falls, OR 97603



00084987201000065340010011

05/28/2010 02:18:32 PM

Fee: \$37.00

Until requested otherwise, send all  
tax statements to:

Debra A. Lugo  
15751 Hwy. 39  
Klamath Falls, OR 97603

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that AUDELIZ LUGO, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto DEBRA A. LUGO, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, free of encumbrances except for matters of public record and described as follows, to wit::

All that portion of the SE 1/4 SE 1/4 of Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, lying Northeasterly of the Dalles-California Highway. Map No. 4010-18-1400

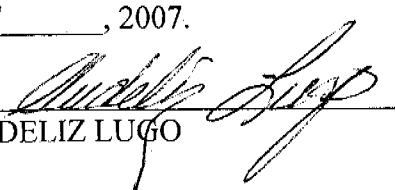
and more commonly known as 15751 Highway 39, Klamath Falls, Klamath County, Oregon 97603

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0, per General Judgment of Dissolution of Marriage dated April 27, 2007.

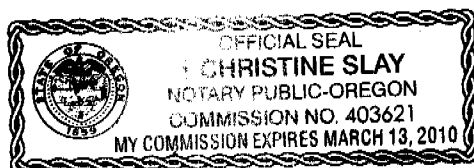
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

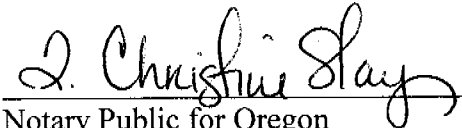
Dated this 20<sup>th</sup> day of Sept, 2007.

  
AUDELIZ LUGO

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September 2007 by AUDELIZ LUGO.



  
Notary Public for Oregon