

WT 87360-LW

THIS SPACE

2010-007924

Klamath County, Oregon



00086639201000079240010010

06/30/2010 10:04:48 AM

Fee: \$37.00

After recording return to:

EDWARD AGUILAR

~~6357 NAPA AVE~~ P.O. BOX 582

~~ALTA LOMA, CA 91701~~ KENO, OR 97627

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

EDWARD AGUILAR

~~6357 NAPA AVE~~ P.O. BOX 582

~~ALTA LOMA, CA 91701~~ KENO, OR 97627

Escrow No. MT87360-LW

Title No. 0087360

SWD r.012910

STATUTORY WARRANTY DEED

EDWARD L. PETERSON, Grantor(s) hereby convey and warrant to **EDWARD AGUILAR**, 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 7 in Block 5 of **KLAMATH RIVER ACRES**, according to the official plat thereof on file 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$175,000.00**.

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, 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

28

day of

June

2010

EDWARD L. PETERSON

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 28, 2010 by EDWARD L. PETERSON.

(Notary Public for Oregon)

My commission expires

11/20/2011



37Amf