

UTC 87930-LW

THIS SPACE R

2010-013579

Klamath County, Oregon



After recording return to:  
JOSE VINALS

11/24/2010 03:31:41 PM

Fee: \$42.00

P.O. BOX 806 14784 Harpold Rd  
BETHEL ISLAND, CA 94511 Klamath Falls, OR 97603

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

JOSE VINALS  
P.O. BOX 806 14784 Harpold Rd  
BETHEL ISLAND, CA 94511 Klamath Falls, OR 97603

Escrow No. MT87930-LW  
Title No. 0087930  
SWD r.012910

### STATUTORY WARRANTY DEED

ALVIN L. VANHULZEN and JEAN VANHULZEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to JOSE VINALS and MARIA CACERES, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$116,000.00.

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 28th day of Sept, 10.

ALVIN L. VANHULZEN  
JEAN VANHULZEN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 28, 2010 by ALVIN L. VANHULZEN and JEAN VANHULZEN.



(Notary Public for Oregon)  
My commission expires 11/20/2011

424wJ

LEGAL DESCRIPTION

"EXHIBIT A"

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Parcel 2 of Land Partition 02-10, a replat of Parcel 3 of Land Partition 48-06 located in the S1/2 and the S1/2 N1/2 of Section 1, and the SE1/4 NE1/4 and NE1/4 SE1/4 of Section 2, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded in the office of the Clerk of Klamath County, Oregon on September 13, 2010 in Volume 2010-010826.