



04/22/2011 02:56:10 PM

Fee: \$47.00



After recording return to:
Rigoberto Torres-Perez and Norma
Torres
238 Martin Street
Klamath Falls, OR 97601

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

Rigoberto Torres-Perez and Norma
Torres
238 Martin Street
Klamath Falls, OR 97601

File No.: 7021-1703843 (SFK)

Date: April 13, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Pacifica Seventeen LLC, Grantor, conveys and warrants to **Rigoberto Torres-Perez and Norma Torres, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE EAST HALF OF LOT 50 AND ALL OF LOT 51, BLOCK 17, 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.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030)

APN: R416758

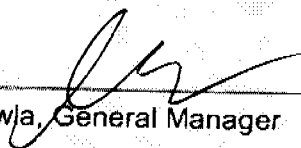
Statutory Warranty Deed
- continued

File No.: 7021-1703843 (SFK)
Date: 04/13/2011

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 21 day of April, 2011.

Pacifica Seventeen LLC

By: 
By: Manoj Chawla, General Manager

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Manoj Chawla as General Manager of Pacifica Seventeen LLC, on behalf of the .

See attached

Notary Public for Oregon
My commission expires:

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)

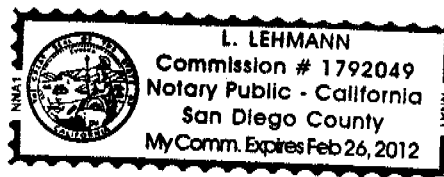
COUNTY OF SAN DIEGO)

On 21 April 2011 before me, L. Lehmann, Notary Public personally appeared Manoj Chawla, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature L. Lehmann
L. Lehmann, Notary Public



3 of 3
Warranty Deed