

UTC 90411-MS

THIS SPAC

2011-006925

Klamath County, Oregon



00102952201100069250010011

06/06/2011 11:45:58 AM

Fee: \$37.00

After recording return to:

Angel Garcia Caro

4319 Fargo Street

Klamath Falls, OR 97603

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

Angel Garcia Caro

4319 Fargo Street

Klamath Falls, OR 97603

Escrow No. MT90411-MS

Title No. 0090411

SWD1 r.041111

STATUTORY WARRANTY DEED

Angel Garcia Caro, who acquired title as Angel C. Garcia and Amparo Romero de Pena, who acquired title as Amparo Pena, not as tenants in common but with rights of survivorship

Grantor(s), hereby convey and warrant to

Angel Garcia Caro and Amparo Romero de Pena, 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:

The North 15 feet of Lot 20 and the South 45 feet of Lot 21, TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is \$0.00.

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:

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.

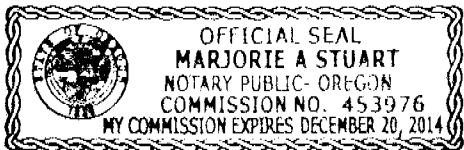
Dated this 18 day of June, 2011

Angel Garcia Caro.
Angel Garcia Caro

Amparo Romero de Pena
Amparo Romero de Pena

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/11, 2011 by Angel Garcia Caro and Amparo Romero de Pena.



(Notary Public for Oregon)

My commission expires

12/20/14

37 And