



THIS SP/

2012-005428

Klamath County, Oregon



00118469201200054280020025

05/18/2012 03:13:12 PM

Fee: \$42.00

After recording return to:

ROSA PEREZ DE ROMERO

P. O. Box 144

Merrill, OR 97633

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

ROSA PEREZ DE ROMERO

P. O. Box 144

Merrill, OR 97633

Escrow No. MT93622-DS

Title No. 0093622

SWD r.020212

STATUTORY WARRANTY DEED

PACIFIC CREST FEDERAL CREDIT UNION,

Grantor(s), hereby convey and warrant to

ROSA PEREZ DE ROMERO and RAFAEL ROMERO ENRIQUEZ, 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:

A parcel of land situated in Tract 38 of MERRILL TRACTS, in the county of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 38; thence West 230.39 feet (230 feet 4 2/3 inches by deed) along the Northerly line of said Tract 38; thence South 00°05'05" West 157.50 feet to the South line of the N1/2 of said Tract 38; thence East along said line, 88.41 feet; thence North 00°25'00" West 117.50 feet; thence East 143.00 feet to the Easterly line of said Tract 38; thence North 00°05'05" East 40.00 feet to the point of beginning, with bearing based on the Second Supplemental Plat of Merrill, a duly recorded plat.

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

4/2/2012

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 17th day of MAY, 2012.

PACIFIC CREST FEDERAL CREDIT UNION

BY: Kathie J. Philip
Kathie J. Philip, President/CEO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5 17 2012 by Kathie J. Philip, as President/CEO for PACIFIC CREST FEDERAL CREDIT UNION.

Deborah Ann Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

