

**2012-013978**

Klamath County, Oregon

12/14/2012 03:52:37 PM

Fee: \$42.00

After recording return to:

ARMANDO GUILLEN TAMAYO2415 WIARD ST.KLAMATH FALLS, OR 97603Until a change is requested all tax statements
shall be sent to the following address:ARMANDO GUILLEN TAMAYO2415 WIARD ST.KLAMATH FALLS, OR 97603Escrow No. MT95895-LWTitle No. 0095895

SWD r.020212

STATUTORY WARRANTY DEED**MANUEL GONZALEZ, WHO ACQUIRED TITLE AS MANUAL GONZALEZ and BRENDA GONZALEZ, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

ARMANDO GUILLEN TAMAYO and MARGARITA GUILLEN GARCIA, 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:**EXHIBIT "A"
LEGAL DESCRIPTION**

That portion of the NW1/4 of the SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also known as a portion of Lot 1 of KIELSMEIER ACRE TRACTS, Klamath County, Oregon, described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2; thence, East along the South line of the Lakeview Highway 162 1/2 feet; thence, South and at right angles to said Highway line 427 1/2 feet to the point of beginning; thence, continuing South 72 1/2 feet to a point; thence, running Westerly and parallel to said Highway line 162 1/2 feet to a point on the East line of Wiard Street; thence, running Northerly along the East line of Wiard Street, and at right angles to said Highway line 72 1/2 feet to a point; thence running Easterly and parallel to said Highway line 162 1/2 feet to the said point of beginning.

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

42 AMO

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.

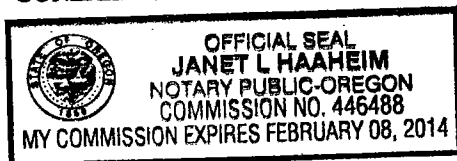
Dated this 11 day of December, 2012


MANUAL GONZALEZ


BRENDA GONZALEZ

State of Oregon
County of Washington

This instrument was acknowledged before me on Dec. 11th, 2012 by MANUAL GONZALEZ and BRENDA GONZALEZ.




(Notary Public for Oregon)

My commission expires Feb 8, 2014