



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-008711**

**Klamath County, Oregon**

**08/01/2013 09:07:36 AM**

**Fee: \$47.00**

After recording return to:

HECTOR DANIEL DE DIOS VILLA

224 Michigan Avenue

Klamath Falls, OR 97601

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

HECTOR DANIEL DE DIOS VILLA

224 Michigan Avenue

Klamath Falls, OR 97601

Escrow No. MT98595-DS

Title No. 0098595

SWD r.020212

### STATUTORY WARRANTY DEED

**WILLIAM G. VALEZ and SUSAN B. VALEZ, as tenants by the entirety and MICHAEL G. BALAAM, all with the rights of survivorship,**

Grantor(s), hereby convey and warrant to

**HECTOR DANIEL DE DIOS VILLA and EDITH ADRIANA SILVIA MORELOS, husband and wife,**

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 true and actual consideration for this conveyance is **\$30,000.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

*47 AMT*

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 30 day of July, 2013

W. G. Valez  
WILLIAM G. VALEZ

Susan B. Valez  
SUSAN B. VALEZ

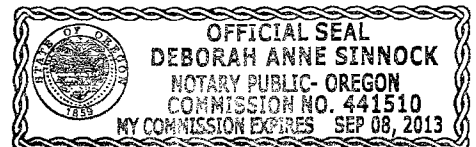
Michael G. Balaam  
MICHAEL G. BALAAM

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-30-, 2013 by WILLIAM G. VALEZ, SUSAN B. VALEZ, MICHAEL G. BALAAM.

Deborah Anne Sincock  
(Notary Public for Oregon)

My commission expires 9-8-13



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 6 in Block 6 of CANAL 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.

SAVING AND EXCEPTING THEREFROM the following described portion of Lot 6;

Beginning at the Most Westerly corner of Lot 6; thence Southeasterly along the line between Lots 6 and 7 a distance of 100 feet to the most Southerly corner of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6 a distance of 6.36 feet; thence Northwesterly 100 feet to the Northwesterly line of Lot 6; thence Southwesterly along the Northwesterly line of Lot 6 a distance of 6.36 feet, more or less to the point of beginning.