



## WARRANTY DEED

97C 01040870

AFTER RECORDING RETURN TO:  
 JERRY A. GUTIERREZ  
 9450 YALE LANE  
 HIGHLAND RANCH, COLORADO 80126

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

AGAPITO MUNOZ GUTIERREZ and ELLEN A. GUTIERREZ, hereinafter  
 called GRANTOR(S), convey(s) to JERRY A. GUTIERREZ, RHONDA I.  
 CARLSON-GUTIERREZ and KEITH G. GUTIERREZ, not as tenants in common, but  
 full rights of survivorship, hereinafter called GRANTEE(S), all that real  
 property situated in the County of KLAMATH, State of Oregon,  
 described as:

Lot 2, Block 5, MOYINA MANOR, in the County of Klamath, State of  
 Oregon.

Code 143, Map 3909-1AB Tax Lot 7300

"THIS INSTRUMENT WILL 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  
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
 \$79,500.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 17th day of December 1993.

*Agapito Munoz Gutierrez*  
 AGAPITO MUNOZ GUTIERREZ

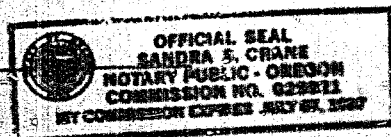
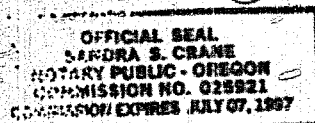
*Ellen A. Gutierrez*  
 ELLEN A. GUTIERREZ

STATE OF OREGON, County of KLAMATH)ss.

December 17, 1993.

Personally appeared the above named AGAPITO MUNOZ GUTIERREZ and  
 ELLEN A. GUTIERREZ and acknowledged the foregoing instrument to  
 be their voluntary act and deed.

Before me: *Sandra S. Crane*  
 Notary Public for Oregon  
 My Commission Expires: 7/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 22nd day  
 of Dec, A.D., 19 93 at 3:33 o'clock P.M., and duly recorded in Vol. M93  
 of Deeds on Page 34376

FEE \$30.00

By Evelyn Biehn County Clerk  
Pauline Miller