



KLAMATH COUNTY TITLE COMPANY

K-48162

STATUTORY WARRANTY DEED
 (Individual or Corporation)

REBECCA V. SEBASTIAN

conveys and warrants to GUADALUPE GUZMAN and SILVIA GUZMAN, husband and wife, Grantor,
 the following described real property in the County of KLAMATH and State of Oregon, Grantee,

The Easterly 15 feet of Lot 25 and the Westerly 40 feet of Lot 26 in Block 302 of the Darrow Addition to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO THE RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 42,000.00 (Here comply with the requirements of ORS 93.030*).

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 30.930.

DATED this 31st day of July 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Rebecca V. Sebastian
 REBECCA V. SEBASTIAN

NEW MEXICO
 STATE OF NEW MEXICO, County of BERNALILLO ss.
 The foregoing instrument was acknowledged before me
 this 31st day of July 19 95
 by REBECCA V. SEBASTIAN

[Signature]
 Notary Public for Oregon
 My commission expires: 8/28/95

After recording return to:
 GUADALUPE GUZMAN/SILVIA GUZMAN
 923 JEFFERSON STREET
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 GUADALUPE GUZMAN and SILVIA GUZMAN
 923 JEFFERSON STREET
 KLAMATH FALLS, OR 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title
 on this 1st day of Aug A.D. 19 95
 at 3:32 o'clock P M. and duly recorded
 in Vol. M95 of Deeds Page 20104
 Bernetha G. Letsch County Clerk
 By [Signature] Deputy.
 Fee. \$30.00