



WARRANTY DEED

#03044715
AFTER RECORDING RETURN TO:

ABEL J. GUERRERO
ELIDA GUERRERO

2035 DARROW
KLAMATH FALLS, OR 97601

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

RHETT RODGERS and SUE RODGERS, hereinafter called GRANTOR(S), convey(s) to ABEL J. GUERRERO and ELIDA GUERRERO, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 607, Block 103, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AC TL 14800

"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."

A.G.

E.G.

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, contracts and/or liens for irrigation and/or drainage, AND Trust Deed recorded in Book M-94 at page 34144, which Grantees herein hereby assume and agree to pay and hold Grantors herein harmless therefrom 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 \$38,000.00.

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 22nd day of May, 1996.

[Signature]
RHETT RODGERS

[Signature]
SUE RODGERS

STATE OF OREGON

County of Klamath

On May 30, 1996, RHETT RODGERS and SUE RODGERS personally appeared before me,

____ who is personally known to me

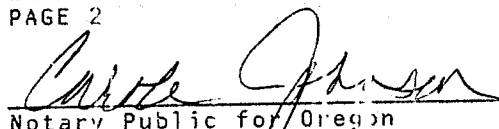
X whose identity I proved on the basis of CDL

____ whose identity I proved on the oath/affirmation of _____, a credible witness

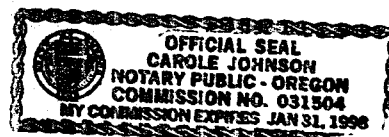
to be the signer of the above document, and he/she acknowledged that he/she signed it.

15874

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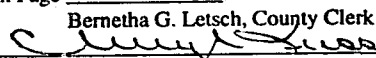
Notary Public for Oregon
My Commission Expires: January 31, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Asper. Title & Escrow the 31st day
of May A.D., 19 96 at 1:57 o'clock P M., and duly recorded in Vol. M96,
of Deed on Page 15873.

FEE \$35.00

By 
Bernetha G. Letsch, County Clerk