

41774

MTC 41628-MS
WARRANTY DEED

Vol. 1997 Page 23508

JENSEN & HOM LIMITED LIABILITY COMPANY, AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to:
ALFREDO R. LUMBRERAS and CHANTHELLE C. LUMBRERAS, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

24 JUL 97 11:37
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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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.

The true and actual consideration for this conveyance is \$ 29,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3950 HOMEDALE ROAD, #19, KLAMATH FALLS, OR 97603

Dated this 18th day of July, 1997.

JENSEN & HOM LIMITED LIABILITY COMPANY

BY: Philip L. Jensen REGISTERED AGENT
PHIL JENSEN

BY: George Hom REGISTERED AGENT
GEORGE HOM

STATE OF WASHINGTON County of THURSTON) ss.

This instrument was acknowledged before me on July 18, 1997

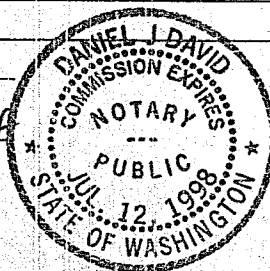
by George Hom

as his free will

of Daniel J David

Notary Public of Washington

My commission expires July 12, 1998



ESCROW NO. MT41628-MS

Return to:

ALFREDO R. LUMBRERAS
3950 HOMEDALE ROAD, #19
KLAMATH FALLS, OR 97603

STATE OF OREGON,

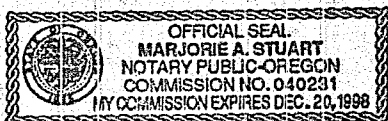
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 23rd day of July, 1997,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Philip L. Jensen as registered agent for Jensen & Hom Limited Liability Company,
an Oregon Limited Liability Company

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 6-97 being a portion of Lot 12 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Jones Avenue which inurred thereto.

TOGETHER WITH AN EASEMENT 30 feet in width over and across the Easterly 30 feet of Lots 3 and 12 of PIEDMONT HEIGHTS, as reserved in instrument recorded in Volume M96, page 25261, and Volume M96, page 25265, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of July A.D., 1997
at 11:37 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 23508

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$35.00

Deputy.