



## WARRANTY DEED

ATC #03046494  
 AFTER RECORDING RETURN TO:  
 ARMANDO R. J.J. FLOREZ  
 2522 HOMEDALE ROAD  
 KLAMATH FALLS, OR 97603

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

JAMES O. DE VORE and CORAL N. DE VORE, hereinafter called  
 GRANTOR(S), convey(s) to ARMANDO R.J.J. FLOREZ, an unmarried  
 man, hereinafter called GRANTEE(S), all that real property  
 situated in the County of Klamath, State of Oregon, described  
 as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN . . . . .

"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, contracts and/or  
 liens for irrigation and/or drainage,

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  
 \$73,450.00.

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 25th day of August, 1997.

*James O. De Vore*  
 JAMES O. DE VORE

*Coral N. De Vore*  
 CORAL N. DE VORE

STATE OF OREGON, County of Klamath)ss.

On August 28, 1997, personally appeared JAMES O. DE VORE  
 and CORAL N. DE VORE who acknowledged the foregoing instrument  
 to be their voluntary act and deed.

*Carole A. Lunde*  
 Notary Public for Oregon  
 My Commission Expires: August 15, 2000.



## EXHIBIT "A"

Beginning at a point 30 feet West and 810 feet South of the Northeast corner of the NW 1/4 of the SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, on the East line of Lot 9, KIELSMEIER ACRE TRACTS, in the County of Klamath, State of Oregon; thence continuing South 106 feet; thence West 155 feet; thence North 106 feet; thence East 155 feet to the point of beginning.

CODE 41 MAP 3909-20B TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day  
of Sept. A.D., 19 97 at 11:35 o'clock A.M., and duly recorded in Vol. M97,  
of Deeds on Page 28700.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosen