

45765

MTC 42509-KA Vol. M97 Page 31240  
WARRANTY DEED

ANITA M. HUNT AS TRUSTEE OF THE CASCADE TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to:  
MARCO ANTONIO COLMENARES, an unmarried person,  
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:

Lot 3 in Block 125 of MILLS ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

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.

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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2417 ORCHARD AVENUE, KLAMATH FALLS, OR 97601

Dated this 20 day of September, 1997.

CASCADE TRUST

BY: Anita M. Hunt TRUSTEE  
ANITA M. HUNT

STATE OF OREGON

COUNTY OF KLAMATH

SS. September 20 19 97

Personally appeared the above named ANITA M. HUNT AS TRUSTEE OF  
THE CASCADE TRUST

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reves  
Notary Public for Oregon  
My commission expires 5/25/2000

ESCROW NO. MT42509-KA

Return to:  
MARCO ANTONIO COLMENARES  
2417 ORCHARD AVENUE  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 24th day of Sept. A.D. 1997  
at 3:54 o'clock P.M. and duly recorded  
in Vol. M97 of Deeds Page 31240

Bernetha G. Leisch, County Clerk

By Kathleen Rose  
Fee, \$30.00 Deputy: