

46418

MTC 42392-KA
WARRANTY DEEDVol. M97 Page 32701

HOPE S. JONES WHO ACQUIRED TITLE AS HOPE S. CONSTABLE,
Grantor(s) hereby grant, bargain, sell and convey to:
ARNULFO GUTIERREZ and REBECA GUTIERREZ, 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:

Lot 657 in Block 116 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 ORS 30.930.

The true and actual consideration for this conveyance is \$ 46,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2254 DARROW AVENUE, KLAMATH FALLS, OR 97601

Dated this 2 day of October, 19 97

Hope S. Jones
HOPE S. JONES

STATE OF California ss. October 2nd 19 97
COUNTY OF Santa Clara
Personally appeared the above named Hope S. Jones

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Deborah Nelson
Notary Public for California
My commission expires 2-7-01

(seal)

ESCROW NO. MT42392-KA

Return to:

ARNULFO GUTIERREZ
2254 DARROW AVENUE
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of October A.D. 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 32701

FEE \$30.00

By Bernetha G. Lersch County Clerk
Kathleen Row