# STATUTORY WARRANTY DEED

ALCARIA PLEMONS AND MARIA GUADALUPE BELTRAN ROTE
_____, Grantor,
conveys and warrants to __ROBERT A. DURKEE AND ROSEMARY MARQUEZ, NOT AS TENANTS IN COMMON,__
__BUT WITH RIGHTS OF SURVIVORSHIP_____, Grantee;
the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 14, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:  Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is $ _____60,000.00_____ (Here comply with the requirements of ORS 93.030)

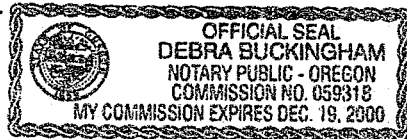Dated this __13_ day of _April_____ 19 _98_,

_Alcaria Plemons_
ALCARIA PLEMONS

_Maria Guadalupe Beltran Rote_
MARIA GUADALUPE BELTRAN ROTE

*STATE OF OREGON*
*County of_KLAMATH_____* }ss.

RE IT REMEMBERED, *That on this* ____17____ *day of* ___April_____, 19 _98_____, *before me, the*
*undersigned, a Notary Public in and for said County and State, personally appeared the within named*_____
_ALCARIA PLEMONS AND MARIA GUADALUPE BELTRAN ROTE_ _____

*known to me to be the identical individual* s___*described in and who executed the within instrument and acknowledged to*
*me that* ___THEY_____ *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.*

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 059318
MY COMMISSION EXPIRES DEC. 19, 2000

_Debra B_____
*Notary Public for Oregon.*
*My Commission expires* _12-__-2000_

Title Order No. _K-52263_____
Escrow No. ____K52263D_____

After recording return to:
ROBERT A. DURKEE_____
2020 WIARD STREET_____
KLAMATH FALLS, OR 97603_____
Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.
ROBERT A. DURKEE_____
2020 WIARD STREET_____
KLAMATH FALLS, OR 97603_____
Name, Address, Zip

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