

WARRANTY DEED

Attc # 02047702

AFTER RECORDING RETURN TO:
PATRICIO LOPEZ MARTINEZ
122 Lewis Street
Klamath Falls, Oregon 97601

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

MARY MILDRED SEBERO, also known as MILDRED SEBERO
hereinafter called GRANTOR(S), convey(s)
and warrants to PATRICIO LOPEZ MARTINEZ hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

The Southerly 10 feet of Lot 2 and all of Lot 3, Block 7,
LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon.

Code 1 Map 3809-3203 TL 6100

"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, Lien in favor of the Oregon Dept.
of Revenue, recorded June 24, 1991 in Book M-91 at Page 11997.
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
\$15,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

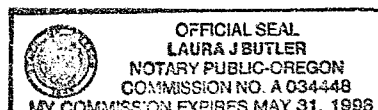
IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of MAY 1998.

Mary Mildred Sebero - By G. Maxine Cox atty
MARY MILDRED SEBERO

STATE OF OREGON, County of Klamath)ss.

On MAY 15th, 1998, personally appeared MARY MILDRED SEBERO BY
AND THROUGH HER ATTORNEY IN FACT, M. MAXINE COX who
acknowledged the foregoing instrument to be HER voluntary act
and deed.

[Signature]
Notary Public for OREGON
My Commission Expires: 5/31/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of May A.D., 19 98 at 11:19 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 16458.

FEE \$30.00

By Bernetha G. Leisch, County Clerk
[Signature]