

69400

98 Nov -9 P3:35

MTC 46176-LW  
WARRANTY DEED

Vol. M98 Page 41021

THOMAS WINTERS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 TONY C. DIAZ and JACOBA C. DIAZ, 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 KIAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 52 OF FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING  
 TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
 KIAMATH 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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. BOX 376, CHILOQUIN, OR 97624

Dated this 3<sup>rd</sup> day of Nov, 1998

Thomas Winters  
 THOMAS WINTERS

STATE OF Washington  
 COUNTY OF Snohomish ss. 11/3 1998

Personally appeared the above named Thomas WINTERS

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Salim Mohamed

Notary Public for Washington

My commission expires 4/29/1999

ESCROW NO. MT46176-LW

Return to:

TONY C. DIAZ  
 P.O. BOX 376  
 CHILOQUIN, OR 97624

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Amerititle  
 on this 9th day of November A.D. 1998  
 at 3:35 o'clock P. M. and duly recorded  
 in Vol. M98 of Deeds Page 41021

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
 Fee, \$30.00

Deputy: