

73989

99 FEB -2 AM 37

MTC 47055-KC

WARRANTY DEED Vol M99 Page 3810

ROXANNA M. LUSCOMBE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BENJAMIN ESPINOZA and GRACIELA M. GROSZO, with the rights of survivorship,
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 AND 4, BLOCK 60, CITY OF MALIN, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON TOGETHER WITH A 1986 MOBILE HOME PLATE #X238746.

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 \$ 62,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 124, MALIN, OR 97632

Dated this 29 day of January, 1999

Roxanna M. Luscombe
ROXANNA M. LUSCOMBE

STATE OF Oregon ss. 544-34-2082 Jan 29, 19 99
COUNTY OF Coos

Personally appeared the above named ROXANNA M LUSCOMBE

and acknowledged the foregoing instrument to be _____ voluntary act.

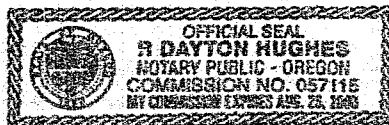
Before me:
[Signature]
Notary Public for _____
My commission expires _____

(seal)

ESCROW NO. MT47055-KC

Return to:

BENJAMIN ESPINOZA
PO BOX 124
MALIN, OR 97632



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle the 2nd day
of February A.D. 1999 at 11:37 o'clock AM, and duly recorded in Vol. M99
of Deeds on Page 3810

Linda Smith, County Clerk

FEE

\$10.00

by *Kathleen Ross*