

75533

99 MAR -2 P3:16

MTC 47231-KC
WARRANTY DEED

Vol. 1199 Page 7427

CARL ROYAL SAND and SHARON KAY SAND, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BENJAMIN SAENZ and ANA SAENZ, as tenants by the entirety,
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 10 IN BLOCK 4 OF ELDORADO 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 \$ 119,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1900 TIFFANY, KLAMATH FALLS, OR 97601

Dated this 26th day of Feb, 1999

Carl Royal Sand
CARL ROYAL SAND

Sharon Kay Sand
SHARON KAY SAND

STATE OF Oregon
COUNTY OF Klamath SS. Feb 26 19 99

Personally appeared the above named Carl Royal Sand
and Sharon Kay Sand

and acknowledged the foregoing instrument to be Sharon voluntary act.



Before me:

Karen E. Amundson
Notary Public for Oregon
My commission expires 5-29-01

ESCROW NO. MT47231-KC

Return to:
BENJAMIN SAENZ
1900 TIFFANY
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

the 2nd day of March A.D. 1999
at 3:16 o'clock P. M., and duly recorded
in Vol. M99, of Deeds on Page 7427

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee, \$30.00