

76974

WARRANTY DEED

Vol. 1999 Page 10667

ROSA BENAVIDEZ,

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

/SECOND

LOT 12 BLOCK 216, MILLS 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

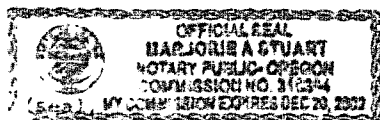
SUBJECT TO all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any, and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$.-0-

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2225 RADCLIFFE AVE., KLAMATH FALLS, OR 97601Dated this 22nd day of March, 1999.Rosa Benavidez
ROSA BENAVIDEZSTATE OF OregonCOUNTY OF Klamath

SS.

March 22 1999Personally appeared the above named Rosa Benavidezand acknowledged the foregoing instrument to be her voluntary act.

Before me

Mayra S. S. S.
Notary Public for OregonMy commission expires 12-20-02

ESCROW NO. MT47424-MS

Return to:

RAFAEL BENAVIDEZ

2225 RADCLIFFE AVE.

KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath

Filed for record at request of

d. s. 26th day of March A.D. 1999
at 11:15 o'clock A. M. and duly recorded
in Vol. 1999 of Deeds on Page 10667

Linda Smith, County Clerk

By Kathleen Ross Deputy

Fee. \$30.00