

99 APR 15 P3:23

MT47695-MG  
WARRANTY DEED

Vol m99 Page 13786

CONNIE NALETTE AKA CONNIE I. NALETTE,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GABRIELA GARCIA and JULIO GARCIA, 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 21 of OLD ORCHARD MANOR, 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 \$ 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1006 ALANDALE STREET, KLAMATH FALLS, OR 97603

Dated this 14 day of April, 1999.

Connie I. Nalette  
CONNIE I. NALETTE

STATE OF Oregon

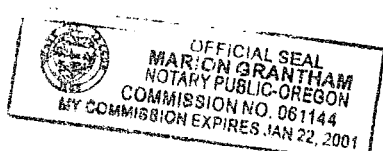
COUNTY OF Klamath

SS. April

14 19 99

Personally appeared the above named Connie I. Nalette

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me,

Marion Grantham  
Notary Public for Oregon  
My commission expires 1/22/01

ESCROW NO. MT47695-MG

Return to:

GABRIELA GARCIA  
1006 ALANDALE STREET  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle  
on this 15th day of April A.D. 19 99  
at 3:23 o'clock P M and duly recorded  
in Vol. M99 of Deeds Page 13786

Linda Smith County Clerk

By Linda Smith

Fee. \$30.00

Deputy.