

'99 mtr 10 P3.20

MT47534-MG  
WARRANTY DEED

Vol 199 Page 14060

KIT A. JENSEN AS TRUSTEE OF THE LOIS E. MACY TRUST DATED MARCH 30, 1992,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CARMELA ESPINOZA,

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 1 and the East 10 feet of Lot 2 in Block 305 of DARROW 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 \$ 49,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2552 EBERLEIN AVENUE, KLAMATH FALLS, OR 97601

Dated this 14<sup>th</sup> day of April, 1999.

THE LOIS MACY TRUST DATED MARCH 30, 1992

BY: Kit A. Jensen TRUSTEE  
KIT A. JENSEN

STATE OF Oregon, County of Washington ss.

This instrument was acknowledged before me on April, 1999

by Kit A. Jensen

as Trustee

of the Lois Macy Trust dated March 30, 1992

Sheila K. Leach

Notary Public of Oregon

My commission expires \_\_\_\_\_

ESCROW NO. MT47534-MG

Return to:

CARMELA ESPINOZA  
2552 EBERLEIN AVENUE  
KLAMATH FALLS, OR 97601



STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day  
of April A.D. 1999 at 3:20 o'clock P. M. and duly recorded in Vol M99  
of Deeds on Page 14060

Linda Smith, County Clerk

by Linda Smith

FEE \$30.00