

99 MT 28 P325

WARRANTY DEED

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OPAL F. HOLMES,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JUAN F. DURAN

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 2 in Block 58 of HOT SPRINGS SECOND 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 \$ 26,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 525 EAST MAIN STREET, KLAMATH FALLS, OR 97601

Dated this 26th day of April, 1999

Opal F. Holmes
OPAL F. HOLMES

STATE OF Oregon ss. April 26 19 99
COUNTY OF _____

Personally appeared the above named Opal F. Holmes

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Karen E. Amundson
Notary Public for Oregon
My commission expires 5-28-01

ESCROW NO. MT47926-KC

Return to:

JUAN F. DURAN
525 EAST MAIN STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath

Filed for record at request of:

the 28th day of April A.D., 1999
at 3:25 o'clock P. M., and duly recorded
in Vol. M99, of Deeds on Page 15948

Linda Smith, County Clerk

By Linda Smith, Deputy

Fee, \$20.00