



99 APR 30 P 3:36

Vol. M39 Page 16517

WARRANTY DEED

STATE OF OREGON,
County of Klamath

ASPEN TITLE ESCROW NO. 01049473

Filed for record at request of:

AFTER RECORDING RETURN TO:
NICOLAS MORENO MENDEZ
HILDA ARELLANO RODRIGUEZ2138 Redcliffe Ave
Klamath Falls, OR 97601the 30TH day of APRIL A.D., 1999
at 3:36 o'clock P M., and duly recorded
in Vol. 1999 of DEEDS on Page 16517

Linda Smith, County Clerk

By Linda Smith DeputyUNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Per. 30.00
SAME AS ABOVE

DOUGLAS E. STOUT and N. MAXINE STOUT, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
NICOLAS MORENO MENDEZ and HILDA ARELLANO RODRIGUEZ, not as
tenants in common, but with full rights of survivorship,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 3 in Block 208, MILLS SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33DC, Tax Lot 11300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$39,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of April, 1999.

Douglas E. Stout
DOUGLAS E. STOUTN. Maxine Stout
N. MAXINE STOUTSTATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 30th
day of April, 1999, by Douglas E. Stout and N. Maxine Stout.

Before me: W. Arlene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01