



THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M99 Page 20348

After recording return to:

Ruben Mendez Sr.

P.O. Box 17

Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:

Ruben Mendez Sr.

P.O. Box 17

Merrill, OR 97633

Escrow No. K54039B

Title No. K54039B

State of Oregon, County of Klamath

Recorded 5/21/99, at 2:35 p.m.

In Vol. M99 Page 20348

Linda Smith, County Clerk

Fee \$ 30.-

*Linda Smith*

### STATUTORY WARRANTY DEED

Fordus J. Fraley, an estate in fee simple, Grantor, conveys and warrants to Ruben H. Mendez, Sr. and Eustolia Hernandez, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE W 1/2 OF LOTS 5 AND THE SOUTH 8 FEET OF THE WEST HALF OF LOT 6, BLOCK 2, TERWILLIGER ADDITION TO THE CITY OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

AND THE W 1/2 OF LOT 6, BLOCK 2, LESS SOUTH 8 FEET, TERWILLIGER ADDITION TO MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$67,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of May, 99.

*Fordus J. Fraley*  
Fordus J. Fraley

E H

R. m.

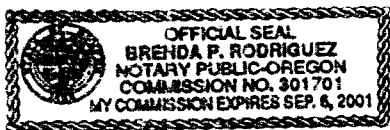
STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 21 day of May, 1999

by Fordus J. Fraley



*Brenda Rodriguez*  
Notary Public for Oregon

My commission expires: 9-6-01