

MTC 48110-MG  
WARRANTY DEED

Vol M99 Page 27635

JAMES A. LAWSON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JUBIENCIO MARTINEZ VALENCIA,

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 27 in Block 301 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 \$ 46,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2545 WANTLAND AVENUE, KLAMATH FALLS, OR 97601

Dated this 7 day of July, 1999.

  
JAMES A. LAWSON

BY: 

ALBERT D. LAWSON

ATTORNEY-IN-FACT

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on July 7, 19 99

by Albert D. Lawson

as Attorney-in-Fact

of James A. Lawson

  
Notary Public of Oregon

My commission expires 1/22/01

ESCROW NO. MT48110-MG

Return to:

JUBIENCIO MARTINEZ VALENCIA  
2545 WANTLAND AVENUE  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 7/09/99, at 3:35 p.m.  
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Linda Smith,  
County Clerk Fee \$ 30 - KR