

1999 JUL 21 AM 11: 25

MTC 48670  
WARRANTY DEED

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LOUIS MOSQUEDA and BERTHA MOSQUEDA, CO-TRUSTEES OF THE MOSQUEDA FAMILY TRUST  
DATED MARCH 11, 1996,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RICHARD ORESCANIN and JANET ORESCANIN, as tenants by the entirety,  
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 102 IN BLOCK 1 OF TRACT 1060 SUN FOREST ESTATES, ACCORDING TO THE  
OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 2310 036C0 02700

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 \$ 6,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 221 N. CENTRAL AVE. B-17, ARIZONA CITY, AZ 97501

Dated this 13<sup>th</sup> day of July, 1999

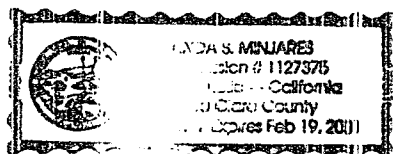
Louis Mosqueda, Trustee  
LOUIS MOSQUEDA, TRUSTEE

Bertha Mosqueda, Trustee  
BERTHA MOSQUEDA, TRUSTEE

STATE OF California SS. July 13 19 99  
COUNTY OF Santa Clara

Personally appeared the above named TRUSTEES, Louis Mosqueda,  
Bertha Mosqueda

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Linda S. Minjares  
Notary Public for California  
My commission expires 2-19-01

ESCROW NO. BT021652CO

Return to:  
RICHARD ORESCANIN  
221 N. CENTRAL AVE. B-17  
ARIZONA CITY, AZ 97501

State of Oregon, County of Klamath  
Recorded 7/21/99, at 11:25 a. m.  
In Vol. M99 Page 29048  
Linda Smith,  
County Clerk Fees 30<sup>-</sup> KR