

MT48662-LW
WARRANTY DEED

1999 JUL 23 PM 3:35

Vol. M99 Page 29540

CHRIS NEWTON, Grantor,

hereby grant, bargain, sell, warrant and convey to:

VICTOR GUTIERREZ, Grantee,

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:

the E1/2 less the East 50 feet of Lot 6 in Block 1, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-003DB-02000

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:

SUBJECT TO: TRUST DEED RECORDED ON JULY 23, 1999 IN VOLUME M99, PAGE 29539, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF LEO R. FERRONI, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THE ABOVE DESCRIBED TRUST DEED AND GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 42,000.00.

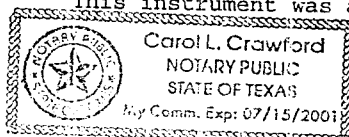
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3537 BOARDMAN AVENUE, KLAMATH FALLS, OR 97603

Dated this 21 day of July, 1999.

Chris Newton
CHRIS NEWTON

State of TEXAS
County of

This instrument was acknowledged before me on July 21, 1999 by CHRIS NEWTON.



Carol L. Crawford
(Notary Public for TEXAS)

My commission expires 7-15-2001

ESCROW NO. MT48662-LW

Return to:
VICTOR GUTIERREZ
3537 BOARDMAN AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 7/23/99, at 3:35 p.m.
In Vol. M99 Page 29540
Linda Smith,
County Clerk Fee \$ 30 - KR