

WARRANTY DEED

Vol M99 Page 32021

1999 AUG -9 PM 3:45  
ARTHUR G. SEARS AND LA NELL SEARS, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST AND CHARLENE HETTENHAUSEN, AS TO AN UNDIVIDED 1/2 INTEREST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WILLIAM G. VALEZ and SUSAN VALEZ, 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 12 IN BLOCK 5 OF BUENA VISTA 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.

TAX ACCOUNT NO.: 3809-017CD-01300  
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 29,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 38039 SQUAW RD., ESTACADA, OR 97023

Dated this 4th day of July August 1999

Arthur G. Sears  
ARTHUR G. SEARS

La Nell Sears  
LA NELL SEARS

Charlene Hettenhausen  
CHARLENE HETTENHAUSEN

State of California  
County of Los Angeles

This instrument was acknowledged before me on August 4, 1999 by ARTHUR G. SEARS, LA NELL SEARS AND CHARLENE HETTENHAUSEN.

Jennifer L. Small  
(Notary Public)

My commission expires June 22, 2002

ESCROW NO MT48706-KR

Return to:  
WILLIAM G. VALEZ  
38039 SQUAW RD.  
ESTACADA, OR 97023



State of Oregon, County of Klamath  
Recorded 8/09/99, at 3:45 p.m.  
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Linda Smith,  
County Clerk Fees 30 - KR