

1077 OCT 12 PM 3:43

MT46716-MG
WARRANTY DEED

Vol. M99 Page 10526

EVA M. COATES,

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

JOSE ANGEL MORELOS,

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 21 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-001BA-09800

MAP/TAX LOT: 506526

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 125,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6421 CLIMAX AVENUE, KLAMATH FALLS, OR 97603

Dated this 7 day of October, 1999

Eva M. Coates
EVA M. COATES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 7, 1999 by EVA M. COATES.



Marion Grantham
(Notary Public for Oregon)

My commission expires

1/22/01

ESCROW NO. MT46716-MG

Return to:

JOSE ANGEL MORELOS
6421 CLIMAX AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 10/12/99, at 3:48 p.m.
In Vol. M99 Page 40526
Linda Smith,
County Clerk Fee \$ 30⁰⁰

30⁰⁰