

1999 OCT 12 PM 3:42

MT49124-MG  
WARRANTY DEED

Vol. M99 Page 40543

CUAUHICMOC AZAMAR,

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

CRISOFORO SANCHEZ-HERNANDEZ,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
TAX ACCOUNT NO.: 3909-003DB-01600 M-174617

MAP/TAX LOT: 697099 M706221

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 38,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3534 CANNON AVENUE, KLAMATH FALLS, OR 97603

Dated this 12 day of October, 1999

Cuauhicomoc Azamar  
CUAUHICMOC AZAMAR

State of Oregon  
County of Klamath

This instrument was acknowledged before me on October 12, 1999 by  
CUAUHICMOC AZAMAR.



Marion Grantham  
(Notary Public)

My commission expires

1/22/01

ESCROW NO. MT49124-MG

Return to:

CRISOFORO SANCHEZ-HERNANDEZ  
3534 CANNON AVENUE  
KLAMATH FALLS, OR 97603

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EXHIBIT "A" LEGAL DESCRIPTION

40544

A parcel of land situate in the NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 8, Block 1, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of Lot 8, Block 1, ALTAMONT ACRES, and the Westerly right of way line of Bisbee Street; thence North 89 degrees 40' West 97.10 feet along the North line of said Lot 8 to a point in an existing fence line; thence South 0 degrees 58' 55" West 80.00 feet along said fence line to a point; thence South 89 degrees 40' East 98.43 feet to a point on the Westerly right of way line of Bisbee Street, said point being 25.00 feet distance from the centerline of Bisbee Street; thence North 0 degrees 01' 50" East 80.00 feet along said Westerly right of way line to the point of beginning.

State of Oregon, County of Klamath  
Recorded 10/12/99, at 3:49 p.m.  
In Vol. M99 Page 40543  
Linda Smith,  
County Clerk Fee\$ 35.00