

1999 OCT 29 AM 11:07



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WARRANTY DEED

ASPEN TITLE & ESCROW NO. 01050143

AFTER RECORDING RETURN TO:

LUIS RODRIGUEZ-MENDEZ
MARIA LOPEZ-GARCIA

2336 Wheatland Ave.

State of Oregon, County of Klamath
Recorded 10/29/99, at 11:07 a.m.
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Linda Smith,
County Clerk Fees \$ 30⁰⁰

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BENJAMIN H. BRAVO AND LUCIA C. ULLOA, not as tenants in common, but with right
of survivorship, hereinafter called GRANTOR(S), convey(s) and warrants to
LUIS RODRIGUEZ-MENDEZ and MARIA LOPEZ-GARCIA, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 4, Block 303 DARROW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-33DA Tax Lot 12200

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$48,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of October 1999.

Benjamin H Bravo by Lucia C. Ulloa
BENJAMIN H. BRAVO Lucia C. Ulloa LUCIA C. ULLOA
BY: LUCIA C. ULLOA, his attorney-
in-fact

STATE OF OREGON, County of Klamath ss.

On October 28, 1999, personally appeared the above named
LUCIA C. ULLOA as attorney-in-fact for BENJAMIN H. BRAVO and LUCIA C. ULLOA,
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Laurie Young
Notary Public for Oregon
My Commission Expires:

