

1999 NOV -8 PM 3:27

WARRANTY DEED

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JUAN M. GARCIA and JOSEFA I. GARCIA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: EARL D. KRAUSS and BARBARA J. KRAUSS, husband and wife, 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 9 IN BLOCK 2 OF LAWANDA HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3908-014DO-02500

MAP/TAX LOT: 497475

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 19,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 365 CRESTDALE WAY, KLAMATH FALLS, OR 97603

Dated this 11 day of 2, 1999.

Juan M. Garcia
JUAN M. GARCIA

Josefa I. Garcia
JOSEFA I. GARCIA

State of California
County of San Diego

This instrument was acknowledged before me on November 2, 1999 by JUAN M. GARCIA AND JOSEFA I. GARCIA.

Michelle L. Toro
(Notary Public)
My commission expires 8/18/2000

ESCROW NO. MT49548-LW

Return to:

EARL D. KRAUSS
365 CRESTDALE WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 11/08/99, at 3:27 p.m.
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Linda Smith,
County Clerk Fee \$ 30.00