

200 JAN 14 PM 3:29

MT50148 - LW  
WARRANTY DEED

Vol. M00 Page 1404

CHAUNCEY P. MILLER,

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

ESTEBAN PIZANO,

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  
3809-033AB-08300 418079

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:

SUBJECT TO: TRUST DEED DATED AUGUST 18, 1999 AND RECORDED AUGUST 24, 1999, IN VOLUME M99, PAGE 34198, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF RUSSELL J. GUSTAFSON AND AUDREY M. GUSTAFSON, TRUSTEES OF THE GUSTAFSON FAMILY TRUST, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 54,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 1005 Keno, OR 97627

Dated this 14th day of January, 2000.

Chauncey P. Miller  
CHAUNCEY P. MILLER



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 14, 2000 by  
CHAUNCEY P. MILLER.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003

ESCROW NO. MT50148-LW

Return to:

ESTEBAN PIZANO  
P.O. Box 1005  
Keno, OR 97627

26.0  
M

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the most Easterly corner of Lot 21, Block 21 of INDUSTRIAL 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, thence Northwesterly along the Southwesterly line of Division Street 47 feet 10 inches; thence Southwesterly at right angles to Division Street, 50 feet; thence Southeasterly parallel with Division Street 47 feet 10 inches; thence Northeasterly at right angles to Division Street 50 feet to the place of beginning, being a part of Lots 21 and 22 of said Block and Addition.

State of Oregon, County of Klamath  
Recorded 1/14/00, at 3:29 p m.  
In Vol. M00 Page 1404  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>