

200 JAN 31 PM 3:34

MT50096-KR  
WARRANTY DEED

Vol. M00 Page 3303

DALE STOODLEY and WENDY STOODLEY, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CARLOS GUZMAN and LAURA GUZMAN, 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 23 IN BLOCK 8 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3909-14DB-6400

KEY# 575835

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 86,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5311 EASTWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 18<sup>th</sup> day of January, 2000.

  
DALE STOODLEY

  
WENDY STOODLEY

State of Idaho  
County of

This instrument was acknowledged before me on January 18, 2000 by DALE  
STOODLEY AND WENDY STOODLEY.

  
(Notary Public)

My commission expires 9/28/2000

ESCROW NO. MT50096-KR

Return to:  
CARLOS GUZMAN  
5311 EASTWOOD DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 1/31/00, at 2:34 p.m.  
In Vol. M00 Page 3303  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00  
M