



State of Oregon, County of Klamath
Recorded 05/05/00, at 10:55 a m.
In Vol. M00 Page 16257
Linda Smith,
County Clerk Fee\$ 21⁰⁰

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051212

AFTER RECORDING RETURN TO:
Mr. and Mrs. J. Guadalupe Guzman
2535 Eberlein
Klamath Falls, OR. 97601

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

JAMES D. MOSURAK and ROBERTA M. JONES MOSURAK, TRUSTEES OF THE
MOSURAK FAMILY TRUST, U.A.D. JUNE 25, 1998, hereinafter called
GRANTOR(S), convey(s) and warrants to J. GUADALUPE GUZMAN and
SYLVIA GUZMAN, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

All of Lot 10, EXCEPTING the Easterly 125 feet, Block 2, BRYANT
TRACTS NO. 2, in the County of Klamath, State of Oregon.

Code 41, Map 3809-34DD, Tax Lot 3600

G.G.
S.G.

"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
\$75,000.00.

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 3rd day of May, 2000.

THE MOSURAK FAMILY TRUST, U.A.D. JUNE 25, 1998

BY: James D. Mosurak Trustee
JAMES D. MOSURAK, TRUSTEE
James D Mosurak
JAMES D. MOSURAK, INDIVIDUALLY

BY: Roberta M Jones Mosurak Trustee
ROBERTA M. JONES MOSURAK, TRUSTEE
Roberta M Jones Mosurak
ROBERTA M. JONES MOSURAK, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 5th
day of May, 2000, by JAMES D. MOSURAK and ROBERT M. JONES
MOSURAK, both for themselves individually and as Trustees of
The Mosurak Family Trust U.A.D. June 25, 1998.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

