



2000 JUN 13 AM 10:44

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After recording return to:

William Gary Valez

1423 Upham Street

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

William Gary Valez

1423 Upham Street

Klamath Falls, OR 97601

Escrow No. K55611P

Title No. K55611P

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/13/00, at 10:44 m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

^{a del}
Aaron Masters and Diane Masters, Grantor, conveys and warrants to William Gary Valez and Susan B. Valez, husband & wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly rectangular one-half of Lot 5 and 6, Block 29 HILLSIDE 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.

This property is free of liens and encumbrances, EXCEPT: Reservations and Restrictions of record, rights of way, and easements of record and those aparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$72,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of June, 2000.

[Signature]
Aaron Masters

[Signature]
Diane Masters

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 12th day of June, 2000
by Aaron Masters & Diane Masters



[Signature]
Notary Public for Oregon

My commission expires: Aug 4, 2000