

WARRANTY DEED

Vol. M00 Page 26306AMT 51565 KR

JIM R. HINES and MARYBETH HINES,

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

RODNEY CDEBACA and LORI A. CDEBACA, as tenants by the entirety,

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 19 AND THE WEST 2 FEET OF LOT 20, WEST PARK 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.

ACCT# 3809-29CB-5200

KEY# 299821

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 102,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 431 FULTON STREET, KLAMATH FALLS, OR 97601

Dated this 14th day of July, 2000.

Jim R. Hines
 JIM R. HINES

Marybeth Hines
 MARYBETH HINES

State of _____
 County of _____

This instrument was acknowledged before me on July 14, 2000 by JIM R. HINES AND MARYBETH HINES.



Kristil Redd
 (Notary Public)

My commission expires 11/16/2003

ESCROW NO. MT51565-KR

Return to:

RODNEY CDEBACA
 431 FULTON STREET
 KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 07/19/00, at 11:22 A.M.
 In Vol. M00 Page 26306
Linda Smith,
 County Clerk Fee \$ 21.00