

200 AUG 16 AM 11:24

MT51651-MS
WARRANTY DEED

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STEVEN L. CARLSON and MARY A. CARLSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BENJAMIN L. GUZMAN and STEPHANIE Y. 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:

THE SOUTH 60 FEET OF LOT 6 OF TONATEE HOMES, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

3909-011CC-06300-000

554331

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 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4248 FARGO STREET, KLAMATH FALLS, OR 97603

Dated this 10th day of August, 2000.

Steven L. Carlson
STEVEN L. CARLSON

Mary A. Carlson
MARY A. CARLSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 10, 2000 by
STEVEN L. CARLSON AND MARY A. CARLSON.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT51651-MS

Return to:
BENJAMIN L. GUZMAN
4248 FARGO STREET
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 08/16/00, at 11:24 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00