

200 AUG 23 PM 3: 25



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WARRANTY DEED

ASPEN TITLE ESCROW NO.:01051522

AFTER RECORDING RETURN TO:  
JUAN A. RUELAS AND CHRISTINA M. RUELAS  
1133 DIVISION STREET  
KLAMATH FALLS, OR 97601

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

PATRICIA A. MULLANEY, hereinafter called GRANTOR(S), convey(s)  
and warrants to JUAN M. RUELAS AND CHRISTINA M. RUELAS, HUSBAND  
AND WIFE, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

LOT 9, BLOCK 300, DARROW ADDITION TO THE CITY OF KLAMATH FALLS,  
IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-33DA TAXLOT 11300

"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,

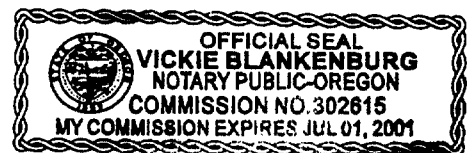
and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$69,000.00.

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 23<sup>rd</sup> day of August, 2000.

Patricia A. Mullaney  
PATRICIA A. MULLANEY



STATE OF OREGON, County of Klamath)ss.

On August 23, 2000, personally appeared Patricia A. Mullaney  
who acknowledged the foregoing instrument to be her voluntary  
act and deed.

Vickie Blankenburg  
Notary Public for Klamath Falls, OR  
My Commission Expires: 7/01/01

State of Oregon, County of Klamath  
Recorded 08/23/00, at 3:25 p.m.  
In Vol. M00 Page 30936  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>

21X