

2000 SEP 20 AM 11: 22

mtc 52107-LW  
**WARRANTY DEED**

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**HARRIET E. WINTERS,**

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

**JUAN M. GARCIA and JOSEFA I. GARCIA, 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:

**LOT 22 IN BLOCK 41 OF FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

3510-035BO-01200

273572

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 6,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1030 MAR VISTA DR., VISTA, CA 92083

Dated this 13 day of September 2000.

Harriet E. Winters  
HARRIET E. WINTERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 13, 2000 by  
HARRIETT E. WINTERS.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT52107-LW

Return to:  
JUAN M. GARCIA  
1030 MAR VISTA DR.  
VISTA, CA 92083



State of Oregon, County of Klamath  
Recorded 09/20/00, at 11:22 a. m.  
In Vol. M00 Page 34330  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>