

2000 SEP 20 PM 3:25

MTL 52190-LW  
WARRANTY DEED

Vol M00 Page 34435

SUE R. WEIPERT, TRUSTEE OF THE GENE AND SUE WEIPERT TRUST DATED JULY 20, 1992., 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:

PARCEL 1 OF LAND PARTITION 47-97, BEING THE N1/2 OF GOVERNMENT LOT 23 (N1/2 S1/2 SW1/4 SE1/4) OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3507-006DC-700

224313

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:

SEE ATTACHED

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 24,500.00.

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 20 day of September 2000

TRUSTEE OF THE WEIPERT TRUST

BY: Sue R. Weipert  
SUE R. WEIPERT, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 20, 2000 by SUE R. WEIPERT AS TRUSTEE OF THE GENE AND SUE WEIPERT TRUST.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT52190-LW

Return to:

JUAN M. GARCIA  
1030 MAR VISTA DR.  
VISTA, CA 92083



State of Oregon, County of Klamath  
Recorded 09/20/00, at 3:25 p.m.  
In Vol. M00 Page 34435  
Linda Smith,  
County Clerk Fee \$ 21.00