

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

Vol M00 Page 37823

ASPEN TITLE ESCROW NO.: 01051830

AFTER RECORDING RETURN TO:
TIMOTHY PIMENTEL AND TERESA PIMENTEL
6721 MILBERT AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 10/17/00, at 3:40 p.m.
In Vol. M00 Page 37823
Linda Smith,
County Clerk Fee \$ 21.00

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

BRENDEN J. BAIRD, hereinafter called GRANTOR(S), convey(s) and warrants to TIMOTHY PIMENTEL AND TERESA PIMENTEL, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 16, BLOCK 5, TRACT 1003, THIRD ADDITION TO MOYINA, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 141, MAP 3809-36DC, TAXLOT 1700

"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 \$120,000.00.

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 13 day of October, 2000.

Brenden J. Baird
BRENDEN J. BAIRD

STATE OF OREGON, County of Klamath)ss.

On October 13, 2000, personally appeared Brenden J. Baird who acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

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

