



## WARRANTY DEED

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ASPEN TITLE ESCROW NO.:01052020

AFTER RECORDING RETURN TO:  
 ROGELIO PENA  
 2457 ORCHARD WAY  
 KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
 Recorded 12/08/00, at 3:18 p.m.  
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**Linda Smith,**  
 County Clerk Fee\$ 21.00

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

CARLA MORGADO, hereinafter called GRANTOR(S), convey(s) and warrants to ROGELIO PENA, AN ESTATE IN FEE SIMPLE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 24, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

"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 \$52,000.00.

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 8th day of December 2000.

Carla Morgado  
 CARLA MORGADO



STATE OF OREGON, County of Klamath)ss.

On December 8, 2000, personally appeared CARLA MORGADO who acknowledged the foregoing instrument to be her voluntary act and deed.

Vickie Blankenburg  
 Notary Public for OREGON  
 My Commission Expires: 07/01/01