

2000 DEC 20 AM 11:20

mtc 52126-ms
WARRANTY DEED

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BERNARD DE GROOT and GWEN E. DE GROOT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARTIN C. MENDEZ,

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 5 IN BLOCK 1 OF KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

3909-015AA-00500

576754

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 83,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **4013 KELLEY DRIVE, KLAMATH FALLS, OR 97603**

Dated this 18th day of December, 2000.

Bernard de Groot
BERNARD DE GROOT

Gwen E. de Groot
GWEN E. DE GROOT

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on December 18, 2000 by
BERNARD DE GROOT AND GWEN E. DE GROOT.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52126-MS

Return to:
MARTIN C. MENDEZ
4013 KELLEY DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 12/20/00, at 11:26 a. m.
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Linda Smith,
County Clerk Fee \$ 21.00