



After recording return to:

Frank F. Diaz

Rt. 1 Box 234 B

Tulelake, CA 96134

Until a change is requested all tax statements shall be sent to the following address:

Frank F. Diaz

Rt. 1 Box 234 B

Tulelake, CA 96134

Escrow No. K56223B

Title No. K56223B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 45755

State of Oregon, County of Klamath

Recorded 12/20/00, at 2:04 p. m.

In Vol. M00 Page 45755

Linda Smith,

County Clerk Fee \$ 21<sup>00</sup>

### STATUTORY WARRANTY DEED

Ann Elizabeth Flesher aka and Ann Hook Flesher, an estate in fee simple, Grantor, conveys and warrants to Frank Diaz and Juliana Diaz, husband and wife, with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A parcel of land situated in Sections 28 and 29, Township 40 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Parcel 2 of Land Partition 59-98 filed March 24, 1999 in Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$90,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19<sup>th</sup> day of December, 2000.

Ann Elizabeth Flesher

Ann Elizabeth Flesher aka

Ann Hook Flesher

Ann Hook Flesher

STATE OF OREGON

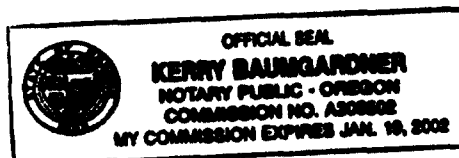
County of Klamath <sup>JB</sup> } ss.  
MALHEUR

This instrument was acknowledged before me on this 19<sup>th</sup> day of December, 2000  
by Frank Diaz aka Felix frank Diaz and Juliana Diaz <sup>JB</sup> ANN ELIZABETH FLESHER

Kerry Baumgardner

Notary Public for Oregon

My commission expires: 09/06/2001 <sup>JB</sup> 1-19-02



K21-