



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Juan Barajas

PO Box

Bonanza, OR 97623

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

Juan Barajas

PO Box

Bonanza, OR 97623

Escrow No. K56550B

Title No. K56550B

STATUTORY WARRANTY DEED

Sam Badalamenti, an estate in fee simple, Grantor, conveys and warrants to Juan Barajas, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION EXHIBIT "A"

All of Lot 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

The East 90 feet of said Lot 2; the South 75 feet of said Lot 2; and the West 102 feet of said Lot 2.

All of Lot 1, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

The East 90 feet of said Lot 1; and the West 102 feet of said Lot 1.

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 \$72,200.00 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of FEB, 01.



Sam Badalamenti

STATE OF OREGON
County of Marion

} ss.

This instrument was acknowledged before me on this 9th day of February, 2001
by Sam Badalamenti

Carol Shires
Notary Public for Oregon



My commission expires: 9-25-2001

State of Oregon, County of Klamath
Recorded 02/15/01, at 3:05 p. m.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰