



After recording return to:

Jose Francisco Garcia

2212 Applegate

Klamath Falls, OR 97601

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

Jose Francisco Garcia

2212 Applegate

Klamath Falls, OR 97601

Escrow No. K56572B

Title No. K56572B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 02/27/01, at 2:44 p.m.

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Linda Smith,

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

2001 FEB 27 PM 3:44

### STATUTORY WARRANTY DEED

Isidro H. Briones and Maria Elena Briones, as tenants by the entirety; Grantor, conveys and warrants to Jose Francisco Garcia and Angelica C. Garcia, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 754 Block 117, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of 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 \$67,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of February, 2001.

Maria E. Briones For

Isidro H. Briones Attorney in Fact

Isidro H. Briones

Maria E. Briones

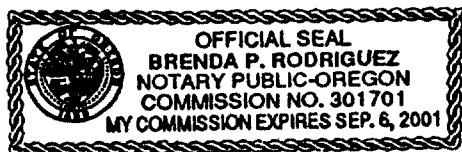
Maria Elena Briones

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 21 day of February, 2001 by Maria Elena Briones and Maria Elena Briones as attorney in fact for Isidro H. Briones



Brenda P. Rodriguez  
Notary Public for Oregon

My commission expires: 09/06/2001

OC  
K21