

2001 MAR -5 AM 11: 26

AMT 53284-PS

WARRANTY DEED

Vol M01 Page 8842

LUIS PENA,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MODESTO VALENCIA and IRMA VALENCIA, husband and wife,

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:

Lots 2, 3 and 4 in Block 218 of MILLS SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #633032

MAP #3809-033DC-16500

KEY #633023

MAP #3809-033DC-16600

KEY #633041

MAP #3809-033DC-16700

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 \$139,518.21

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1136 TAMERA DR., KLAMATH FALLS, OR 97603

Dated this 1st day of March, 2001.



Luis Pena

LUIS PENA

State of California
County of Los Angeles

This instrument was acknowledged before me on March 01, 2001 by LUIS PENA.

Francisca Ray-Pena
(Notary Public)

My commission expires January 9, 2003

ESCROW NO. MT53284-PS

Return to:

MODESTO VALENCIA
1136 TAMERA DR.
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 03/05/01, at 11:26a m.
In Vol. M01 Page 8842
Linda Smith,
County Clerk Fee \$ 21⁰⁰

2/11