

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 Ramirez-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 \$ 21<sup>00</sup>

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