

2001 MAR -6 PM 3:37

mtc 53213-m
WARRANTY DEED

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WALTER L. MODEN and DONNA L. MODEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARTIN SANCHEZ and PAULA SANCHEZ, 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:

LOT 30, PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3909-002BA-00200-000

514367

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 76,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 464, Fort Klamath, OR 97626

Dated this 27th day of February, 2001

x Walter L. Moden
WALTER L. MODEN

x Donna L. Moden
DONNA L. MODEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 27, 2001 by
WALTER L. MODEN AND DONNA L. MODEN.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT53213-MS

Return to:
MARTIN SANCHEZ
P.O. Box 464
Fort Klamath, OR 97626

State of Oregon, County of Klamath
Recorded 03/06/01, at 2:37 p. m.
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Linda Smith,
County Clerk Fee \$ 21.00