

01 MAR 27 PM 2:40

MAR-16-2001 13:47

FROM-ASPEN TITLE & ESCROW

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T-173 P 008/016 F-437



WARRANTY DEED

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ASPEN TITLE & ESCROW INC. 010552286  
AFTER RECORDING RETURN TO:  
CARLA J. GARCIA  
P.O. BOX 392  
CHILOQUIN, OREGON 97624

State of Oregon, County of Klamath  
Recorded 03/27/01, at 2:40 p. m.  
In Vol. M01 Page 12156  
Linda Smith, 20 NS  
County Clerk Fee \$ 21.00

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BILLIE LEE JEFFERS, hereinafter called GRANTOR(S), convey(s)  
and warrants to CARLA J. GARCIA, hereinafter called GRANTEE(S),  
all that real property situated in the County of KLAMATH, State  
of Oregon, described as:

LOTS 6,7 AND 8, BLOCK 12, CHILOQUIN DRIVE ADDITION, IN THE  
COUNTY OF KLAMATH, STATE OF OREGON.

CODE 12 MAP 3507-3AD TL 1700

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$12,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 16 day of MARCH 2001.

Billie Lee Jeffers  
BILLIE LEE JEFFERS



STATE OF CALIFORNIA )  
COUNTY OF Riverside ) ss.

March 16, 2001 before me,  
Connie L. Beach, personally appeared BILLIE LEE  
JEFFERS, personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person whose name is  
subscribed to the within instrument and acknowledged to me that  
he executed the same in his authorized capacity (~~less~~), and that  
by his signature on the instrument the person or the entity  
upon behalf of which the person acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Connie L. Beach  
My commission expires: 12-11-2003

21  
x 20 NS