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mtc S3330-TA
WARRANTY DEED

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GRACIELA V. HERNANDEZ and JOSE H. BARAJAS,

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

MARIA J. VALADEZ,

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 12 IN BLOCK 200 OF MILLS SECOND 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.

613385

3809-033DB-13400-000

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 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2027 Wantland Avenue/Klamath Falls, OR. 97601

Dated this 26th day of March, 2001.

Graciela V. Hernandez
GRACIELA V. HERNANDEZ

Jose H. Barajas
JOSE H. BARAJAS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 26, 2001 by JOSE H. BARAJAS AND GRACIELA V. HERNANDEZ.



(Notary Public for Oregon)

commission expires 5-19-04

ESCROW NO. MT53330-TA

Return to:

MARIA J. VALADEZ
2027 Wantland Avenue
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 03/28/01, at 11:42 a.m.
In Vol. M01 Page 12407
Linda Smith,
County Clerk Fee \$ 21.00