

'01 APR 12 PM 3:27

mtc 53453-TA  
WARRANTY DEED

Vol M01 Page 15468

GERALD ROMINE, TRUSTEE OF THE CASCADE TRUST,

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

SAUL HERRERA,

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 38, CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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3909-010CD-02100

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 **66,950.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **4337 Arthur Street/Klamath Falls, OR 97603**

Dated this 11 day of April, 2001.

GERALD ROMINE, TRUSTEE OF THE CASCADE TRUST

BY: [Signature]

GERALD ROMINE, TRUSTEE

State of Arizona

County of Maricopa

This instrument was acknowledged before me on 4-11, 2001 by GERALD ROMINE.



[Signature]  
(Notary Public for ~~Oregon~~ Arizona)

My commission expires 2-16-2003

ESCROW NO. MT53453-TA

Return to:

SAUL HERRERA

4337 Arthur Street

Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 04/12/01, at 3:27 p.m.  
In Vol. M01 Page 15468  
Linda Smith,  
County Clerk Fee 21.00

21.00 m