

'01 APR 17 PM 3:16

MTL 53365-TA
WARRANTY DEED

Vol M01 Page 16474

M & M ENTERPRISES, A PARTNERSHIP,

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

JORGE ARRIOLA SOTO

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 324 IN BLOCK 111 OF MILLS 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, EXCEPTING

480134

3809-033AC-02900

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 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2161 Orchard Avenue/Klamath Falls, OR 97603

Dated this 16th day of April, 2001.

M & M ENTERPRISES

BY:

Brian Marsh
BRIAN MARSH, PARTNER

BY:

Kevin Marsh
KEVIN MARSH, PARTNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 16, 2001 by BRIAN MARSH AND KEVIN MARSH.

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

ESCROW NO. MT53365-TA

Return to:

JORGE ARRIOLA SOTO
2161 Orchard Avenue
Klamath Falls, OR 97603



State of Oregon, County of Klamath
Recorded 04/17/01, at 3:16 p. m.
In Vol. M01 Page 16474
Linda Smith,
County Clerk Fee \$ 21.00

21.00