

01 APR 17 PM 3:42

MTL S3342-KR
WARRANTY DEED

Vol. M01 Page 16540

BRIAN L. SHARP,

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

SERGIO ARIAS and ROSA ARIAS, as tenants by the entirety,

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 1 in Block 5 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT #3909-015AA-07800

KEY #577691


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 84,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3924 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 13th day of April, 2001.


BRIAN L. SHARP

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 13, 2001 by BRIAN L. SHARP.




(Notary Public for Oregon)

commission expires 11/16/2003

ESCROW NO. MT53342-KR

Return to:

SERGIO ARIAS
3924 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 04/17/01, at 3:42 p.m.
In Vol. M01 Page 16540
Linda Smith,
County Clerk Fee \$ 21⁰⁰

21.00