

01 MAY 4 AM 11:14

MT 53844-PS  
WARRANTY DEED

Vol M01 Page 20480

FELICIANO R. FUENTES AND SILVIA E. FUENTES, who acquired title as Sylvia E. Fuentes,

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

JAVIER MADRIGAL AND LETICIA MARTINEZ, husband and wife,

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 6 in Block 14 of FAIRVIEW ADDITION NO. 2 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.

KEY #301426

MAP #3809-029CA-10600

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 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1402 PLEASANT AVE., KLAMATH FALLS, OR 97601

Dated this 3rd day of May, 2001.

Feliciano R. Fuentes  
FELICIANO R. FUENTES

Silvia E. Fuentes  
SILVIA E. FUENTES

State of Oregon  
County of KLAMATH

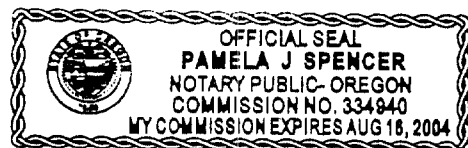
This instrument was acknowledged before me on May 3, 2001 by FELICIANO R. FUENTES AND SILVIA E. FUENTES.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2004

ESCROW NO. MT53844-PS

Return to:  
LETICIA MARTINEZ  
1402 PLEASANT AVE.  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 05/04/01, at 11:42 a.m.  
In Vol. M01 Page 20480  
Linda Smith,  
County Clerk Fee \$ 21.00