

01 MAY 4 2:24



WARRANTY DEED

Vol MQ1 Page 20540

ASPEN TITLE ESCROW NO. 01052408

AFTER RECORDING RETURN TO:
Mr. and Mrs. Jose Moreno Franco

2450 Garden
Klamath Falls, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THE DION EB LAND TRUST, DATED MAY, 1999, JOHN KING, SUCCESSOR
TRUSTEE, hereinafter called GRANTOR(S), convey(s) and warrants
to JOSE MORENO FRANCO and MARTINA DE DIOS DE MORENO, husband
and wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

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and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded May 4 _____, 2001,
in Book M-01 at Page 20542, in favor of Bruce E. Brink, in
Mortgage Records of Klamath County, Oregon, which Trust Deed
the Grantees herein DO NOT agree to assume and pay and Grantor
hereby holds Grantees harmless therefrom, and Grantor herein
warrants that this Trust Deed will be paid in full prior to or
at the time of payment in full of the All-inclusive Trust Deed
between Grantor and Grantee herein which is being recorded
immediately subsequent to the recording of this Deed., and will
warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$12,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 22nd day of April, 2001.

THE DION EB LAND TRUST, DATED MAY, 1999

BY: John King - Trustee
JOHN KING, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On April 24, 2001, personally appeared John King as
Successor Trustee of The Dion Eb Land Trust, May, 1999.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2005



26A

EXHIBIT "A"

A portion of Lots 25 and 26, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 25; thence Northerly along the Easterly boundaries of the said Lots 25 and 26, 58.0 feet; thence Northwesterly along the Northeasterly boundary of the said Lot 26, 21.00 feet, more or less, to a point in a line parallel with and 29.00 feet distant at right angles Southeasterly from the Northwesterly boundaries of the said Lots 25 and 26; thence Southwesterly along said parallel line, 85.62 feet, more or less, to a point in the Southerly boundary of the said Lot 25; thence Easterly along the said Southerly boundary of Lot 25, 66.57 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-33BA TL 11900

State of Oregon, County of Klamath
Recorded 05/04/01, at 2:24 p.m.
In Vol. M01 Page 20548
Linda Smith,
County Clerk Fee \$ 26⁰⁰