

ROBERT LANDER,

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

CARMELA ESPINOZA,

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:

THE NORTH 80 FEET OF LOT 396 IN BLOCK 110 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.

479930

3809-033AC-04800

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 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2552 EBERLEIN AVENUE, KLAMATH FALLS, OR 97601

Dated this 14 day of May, 2001.

Robert Lander  
ROBERT LANDER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 14, 2001 by ROBERT LANDER.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53735-TA

Return to:

CARMELA ESPINOZA  
2552 EBERLEIN AVENUE  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 05/16/01, at 3:19 p. m.  
In Vol. M01 Page 22683  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>