## '01 JUN 15 PM3:18

After Recording Return to:
ARNULFO R. LUMBRERAS
P.O. BOX 782
MERRILL, OREGON 97633
Until a change is requested all tax statements
Shall be sent to the following address:
ARNULFO R. LUMBRERAS
P.O. BOX 782
MERRILL, OREGON 97633

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State of Oregon, County of Klamath Recorded 06/15/01, at 3:/8p.m. In Vol. M01 Page 28664 Linda Smith, County Clerk Fee\$ 2/2

## WARRANTY DEED (INDIVIDUAL)

GERALD A. SABIN and NANCY L. SABIN, tenants by the entirety, herein called grantor, convey(s) to ARNULFO R. LUMBRERAS all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 17, Block 1, BEL AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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 \$102,500.00. (here comply with the requirements of ORS 93.930)

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.

Dated June 11, 2001.	
	Swold M Sobin GERALD A. SABIN
	Mancy L. Sabin
	NANCY L. SÁBÍN
STATE OF OREGON, County of Warnach	) ss.

personally appeared the above named GERALD A. SABIN and NANCY L. SABIN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Spen TITLE & ESCROW, INC.

525 Main Street Klamath Falls, OR 97601 Order No.: 00053060 Before me: Selnesce
Notary Public for Oregon

My commission expires: //-0/-04

Official Seal

