

'01 SEP 7 PM2:20

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After Recording Return to:  
SARA M. DYER  
908 North 9th Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the address listed above.

State of Oregon, County of Klamath  
Recorded 09/07/01 at 2:20a m.  
In Vol. M01 Page 45568  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>

**WARRANTY DEED**  
(INDIVIDUAL)

OSWALDO E. LLAMAS and BOBBIE C. LLAMAS, who are married to each other, herein called grantor, convey(s) to SARA M. DYER all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Southeasterly 60 feet of the Northeasterly 36 feet of Lot 8 and the Southeasterly 60 feet of Lots 9 and 10, Block 16, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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 \$75,000.00.  
(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 August 28, 2001.

  
OSWALDO E. LLAMAS

  
BOBBIE C. LLAMAS

STATE OF California County of Los Angeles ss.

On Sept 6, 2001 personally appeared the above named OSWALDO E. LLAMAS and BOBBIE C. LLAMAS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00053451

Before me: CAROL A. DOHERTY  
Notary Public for CA - Carol A. Doherty  
My commission expires: April 17, 2002

Official Seal

