

01 SEP 11 AM 11:49

MTC 54487-MS  
WARRANTY DEED

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MODESTO A. VALENCIA and IRMAN A. VALENCIA, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RIGOBERTO P. TORRES and NORMA A. TORRES, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3909-011BC-01700-000 551361

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 57,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3515 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 10th day of September, 2001.

Modesto A. Valencia  
MODESTO A. VALENCIA

Irman A. Valencia  
IRMAN A. VALENCIA

State of Oregon  
County of KLAMATH

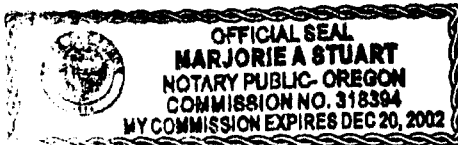
This instrument was acknowledged before me on September 10, 2001 by  
MODESTO A. VALENCIA AND IRMAN A. VALENCIA.

Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT54487-MS

Return to:  
RIGOBERTO P. TORRES  
3515 SUMMERS LANE  
KLAMATH FALLS, OR 97603



26.00m

46151

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point in the Westerly boundary of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Section corner common to Sections 2, 3, 10 and 11 of said township and as marked on the ground by an iron pin driven therein bears North 0 degrees 13 1/2' West 1,920.0 feet distant; and running thence North 89 degrees 42' East, 300 feet, more or less, to a point in the center line of the U.S. Klamath Project No. 1 C-9-A Drain; thence Northerly along the center line of said drain to a point 150 feet North at right angles to the last course herein described; thence South 89 degrees 42' West a distance of 240 feet, more or less, to the Westerly boundary of said Section 11; thence South 0 degrees 13 1/2' East along said Westerly boundary 150 feet to the said point of beginning, being a portion of the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM that portion lying within the right of way of U.S.R.S. Drain.

**State of Oregon, County of Klamath**

Recorded 09/11/01 at 11:49 a.m.

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*Linda Smith,*

County Clerk Fee\$ 26<sup>00</sup>