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MTL 55141-KR
WARRANTY DEED

Vol M01 Page 47338

RONALD ALBERT CROXFORD and ALICE FAY CROXFORD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

FRANK W. VELASQUEZ,

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:

Lot 2, Block 1, BRYANT TRACTS, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1967 LEISM Manufactured Home, Oregon License #X118985,
Serial #8182 which is situate on the real property described herein.

ACCT #3909-003AA-00700

KEY #524720

ACCT #M118985

KEY #49110

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 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4022 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 17th day of September, 2001.


RONALD ALBERT CROXFORD


ALICE FAY CROXFORD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 17, 2001 by
RONALD ALBERT CROXFORD & ALICE FAY CROXFORD.




(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT55141-KR

Return to:

FRANK W. VELASQUEZ
4022 SHASTA WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 09/18/01 at 11:18a. m.
In Vol. M01 Page 47338
Linda Smith,
County Clerk Fee \$ 21⁰⁰