

'01 OCT 1 PM 3:11

mtc 54944-LB
WARRANTY DEED

Vol M01 Page 50187

CARMEN RITA ORTIZ,

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

CURTIS W. ALEXANDER,

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 33 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at page 474, Deed Records of Klamath County, Oregon.

3809-035DC-03900-000

KEY #449955

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 69,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1444 KANE STREET, KLAMATH FALLS, OR 97603

Dated this 19th day of September 2001

Carmen R. Ortiz
CARMEN RITA ORTIZ

State of Colorado
County of Phillips

This instrument was acknowledged before me on September 19, 2001 by CARMEN RITA ORTIZ.

Randy C. Shieles
(Notary Public)

My commission expires 6/21/2005

ESCROW NO. MT54944-LB

Return to:

CURTIS W. ALEXANDER
1444 KANE STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 10/01/01 at 3:11 p. m.
In Vol. M01 Page 50187
Linda Smith,
County Clerk Fee \$ 21⁰⁰