

'01 OCT 16 PM3:22

MTL54825-MS  
WARRANTY DEED

Vol M01 Page 52709

EVERT D. POWELL and SHIRLEY A. POWELL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
VICTOR RANGEL and CLAUDIA ESCOBAR, 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:

LOT 4 IN BLOCK 18 OF FAIRVIEW ADDITION #2, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

3809-029CA-16200-000

301827

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 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1316 Lookout St. Klamath Falls, OR 97601

Dated this 12<sup>th</sup> day of OCTOBER, 2001

Evert D Powell  
EVERT D. POWELL  
Shirley A. Powell  
SHIRLEY A. POWELL

STATE OF CALIFORNIA

COUNTY OF Sacramento

On October 12, 2001 before me, Mary Cabranes / Notary Public ss.  
personally appeared EVERT D. POWELL AND SHIRLEY A. POWELL personally known to  
me (or proved to me on the basis of satisfactory evidence) to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me  
that executed the same in authorized capacity(ies), and that by  
signature(s) on the instrument the person(s) or the entity upon behalf of  
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mary Cabranes

ESCROW NO. MT54825-MS

Return to:

VICTOR RANGEL  
1316 Lookout St  
Klamath Falls,  
97601



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

52710

State of California

County of

Sacramento

SS.

On

Oct 12 2001

Date

before me,

Mary Cabranes / Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

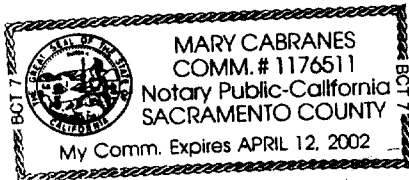
Ewert D. Powell & Shirley A. Powell

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Mary Cabranes  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer**

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

**RIGHT THUMBPRINT  
OF SIGNER**

Top of thumb here

State of Oregon, County of Klamath  
Recorded 10/16/01 at 3:22 p. m.  
In Vol. M01 Page 52709  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>