

'01 DEC 20 PM3:04

MT55811-TM
WARRANTY DEED

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JOSE R. LUJAN and DOROTHY M. LUJAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BENJAMIN RIVERA and MELISSA WARNER RIVERA, as tenants by the entirety,
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 11 in Block 305 of DARROW ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

ACCT#3809-033DD-01000

KEY#633504

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 \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2428 EBERLEIN AVENUE, KLAMATH FALLS, OR 97601

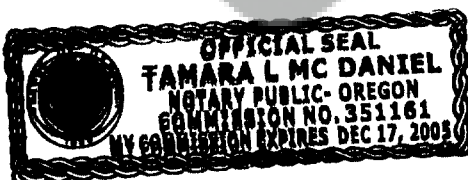
Dated this 19 day of December, 2001.

Jose R. Lujan
JOSE R. LUJAN

Dorothy M. Lujan
DOROTHY M. LUJAN

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on December 19, 2001 by JOSE
R. LUJAN AND DOROTHY M. LUJAN.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

ESCROW NO. MT55811-TM

Return to:
BENJAMIN RIVERA
2428 EBERLEIN AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 12/20/01 3:04 p. m.
Vol M01, Pg 65159
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1