

'01 DEC 27 PM 2:49

After Recording Return to:

JENNIFER ROWE

3131 Sunset Court
Klamath Falls, OR 97603

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath

Recorded 12/27/01, at 2:49 p m

in Vol. M01 Page 66284

Linda Smith, County Clerk

Fee \$ 21.80 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

FRED H. MONTES de OCA, herein called grantor, convey(s) to JENNIFER ROWE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 2, SUNNYLAND ADDITION, a resubdivision of the South ten acres of Enterprise Tract #31, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$75,000.00.
(here comply with the requirements of ORS 93.930)

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.

Dated December 20, 2001.

Fred H. Montes de Oca
FRED H. MONTES de OCA

STATE OF TEXAS, County of Tarrant) ss.

On Dec. 21st, 2001 personally appeared the above named FRED H. MONTES de OCA and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00047386

Before me: Susan L. Liles
Notary Public for Texas
My commission expires: 1-28-04

Official Seal

