



THIS SPACE RESERVED FOR RECORDER'S USE

mtc Sb138-LW

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After recording return to:

JAMES L. WELLMAN

9157 Ground Squirrel
Bonanza, OR 97023

Until a change is requested all tax statements shall be sent to the following address:

JAMES L. WELLMAN

9157 Ground Squirrel
Bonanza, OR 97023

Escrow No. MT56138-LW

Title No. _____

State of Oregon, County of Klamath

Recorded 02/28/2002 3:24 p. m.

Vol M02, Pg 12269

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

VICTOR M. JIMENEZ and MARIA E. JIMENEZ, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES L. WELLMAN

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 16 IN BLOCK 45 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

KEY NO: 462635

3811-009D0-04200-000

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.

The true and actual consideration for this conveyance is \$ 9,000.00.

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 this 27th day of Feb., 02.

Victor M. Jimenez
VICTOR M. JIMENEZ

Maria E. Jimenez
MARIA E. JIMENEZ

State of CALIFORNIA
County of SAN BERNARDINO

This instrument was acknowledged before me on FEB 27, 2002 by VICTOR M. JIMENEZ AND MARIA E. JIMENEZ.

Sue Smith
(Notary Public)

My commission expires 8-29-05

