

02 MAR 1 PM 3:57

Vol M02 Page 12715

After Recording Return to:
DON PURIO

Until a change is requested all tax statements
Shall be sent to the following address:
DON PURIO

State of Oregon, County of Klamath
Recorded 03/01/2002 3:57 p. m.
Vol M02, Pg 12715-16
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
(INDIVIDUAL)

FRED H. MONTS De OCA and RUTH E. MONTS De OCA, herein called grantor, convey(s) to DON PURIO,
an estate in fee simple all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$110,000.00.
(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.

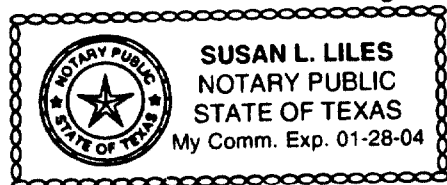
Dated 12-21-01

Fred H. Monts De Oca
FRED H. MONTS De OCA

Ruth E. Monts De Oca
RUTH E. MONTS De OCA

STATE OF OREGON, County of Klamath) ss.

On Dec 21st, 2001 personally appeared the above named FRED H. MONTS De OCA and
RUTH E. MONTS De OCA and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

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

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00054241

Exhibit A

A parcel of land situated in Lot 11, Block 1, "Subdivision of Blocks 2B & 3, HOMEDALE", in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the Southwest corner of said Lot 11; thence North 00° 20' East along the West line of said Lot 11 and the East line of Homedale Road a distance of 89.10 feet to a 5/8 inch iron pin; thence South 88° 21' 30" East a distance of 38.20 feet to a 5/8 inch iron pin on the Northerly line of said Lot 11; thence South 62° 03' East along the Northerly line of said Lot 11 a distance of 154.80 feet, more or less, to a 5/8 inch iron pin that is North 62° 03' West a distance of 260.00 feet from the Northeast corner of said Lot 11; thence South 16° 51' West a distance of 104.20 feet to a one-inch pipe on the Southerly line of said Lot 11 as said line is shown on the official subdivision plat, said point being North 59° 53' West a distance of 300.00 feet from the Southeast corner of said Lot 11; thence North 59° 53' West along said Southerly line of Lot 11 a distance of 167.94 feet (Record plat distance is 167.80 feet) to the point of beginning.

EXCEPTING THEREFROM the Southwesterly 5 feet taken for widening of Leland Drive in Ordinance recorded July 1, 1965 in Book 362 at Page 561, Deed Records of Klamath County, Oregon.