

'02 MAR 5 PM3:15

MTL 56432-TM
WARRANTY DEED

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CLINTON F. CURTIS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RAUL ESPARZA and MARIA ESPARZA, 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 1, Block 2 of CYPRESS VILLA, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

KEY#558881

3909-011DD-01400

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 \$ 93,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5410 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 22 day of February 2002.

State of Oregon, County of Klamath

Recorded 03/05/2002 3:15 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Clinton F. Curtis
CLINTON F. CURTIS

BY: David Garrow his attorney in fact.
DAVID GARROW, HIS ATTORNEY IN FACT

State of Oregon

County of ~~KLAMATH~~ Douglas

This instrument was acknowledged before me on February 22, 2002 by DAVID
GARROW AS ATTORNEY IN FACT FOR CLINTON F. CURTIS.



Stephanie Morss
(Notary Public for Oregon)

My commission expires 10/15/05

ESCROW NO. MT56432-TM

Return to:

RAUL ESPARZA
5410 VILLA DRIVE
KLAMATH FALLS, OR 97603