



THIS SPACE RESERVED FOR RECORDER'S USE

MT56598-LW

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After recording return to:

HECTOR TORRES

3908 KELLEY DR.

KLAMATH FALLS, OR 97603

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

HECTOR TORRES

3908 KELLEY DR.

KLAMATH FALLS, OR 97603

Escrow No. MT56598-LW

Title No. _____

State of Oregon, County of Klamath

Recorded 04/24/2002 3:10 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 APR 24 PM3:10

WARRANTY DEED

WALTER L. MODEN and DONNA L. MODEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

HECTOR TORRES

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 6 IN BLOCK 2 OF KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

3909-015AA-02500-000

KEY NO:576950

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 \$ 77,500.00.

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 24 day of April, 2002.

Walter L. Moden

WALTER L. MODEN

Donna L. Moden

DONNA L. MODEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 24, 2002 by
WALTER L. MODEN AND DONNA L. MODEN.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2003

