

02 APR 30 PM 1:59

APR-15-2002 11:08

FROM-ASPEN TITLE & ESCROW

+5418839068

T-914 P 017/019 F-164

ASPEN 54749

After Recording Return to:
RENE OLIVARES
CHRISTIAN L. GUTIERREZ
1540 Lakeview Avenue
Klamath Falls, OR 97601

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

RENE OLIVARES
CHRISTIAN L. GUTIERREZ
1540 Lakeview Avenue
Klamath Falls, OR 97601

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State of Oregon, County of Klamath
Recorded 04/30/2002 1:59 p. m.
Vol M02, Pg 25631
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

20.5
CHG
J. *R.S.*
JAMES C. SOLDANI and HARRIET SOLDANI, herein called grantor, convey(s) to RENE OLIVARES and CHRISTIAN L. GUTIERREZ, HUSBAND AND WIFE all that real property situated in the County of Klamath, State of Oregon, described as:

The Southerly 16 2/3 feet of Lot 1 and the Northerly 16 2/3 feet of Lot 2, Block 6, SECOND FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, 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 \$67,000.00.
(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 4-15-02

James C. Soldani
JAMES C. SOLDANI

Harriet Soldani
HARRIET SOLDANI

STATE OF OREGON, County of Multnomah ss.

On April 15, 2002 personally appeared the above named JAMES C. SOLDANI and HARRIET SOLDANI and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Marta A. England
Notary Public for Oregon
My commission expires:

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00054749

