



THIS SPACE RESERVED FOR RECORDER'S USE

MT56840-TM

After recording return to:
FRANCISCO J. RANGEL
2552 EBERLEIN AVENUE
KLAMATH FALLS, OR 97601

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Until a change is requested all
tax statements shall be sent to
the following address:
FRANCISCO J. RANGEL
2552 EBERLEIN AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 04/30/2002 3:13 p.m.
Vol M02, Pg 25856
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT56840-TM
Title No. _____

'02 APR 30 PM3:13

WARRANTY DEED

CARMELA ESPINOZA,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

FRANCISCO J. RANGEL

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 and the East 10 feet of Lot 2 in Block 305 of DARROW ADDITION TO
THE CITY OF KLAMATH FALLS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

KEY#633416

3809-033DD-00100

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 \$ 67,800.00.

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 29 day of April, 2002

Carmela Espinoza
CARMELA ESPINOZA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 29 2002 by
CARMELA ESPINOZA.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

