



MT56988-LW

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After recording return to:

JASON HERNANDEZ  
3484 WARBURTON AVENUE #11  
SANTA CLARA, CA 95051

State of Oregon, County of Klamath

Recorded 05/17/2002 11:15 a.m.

Vol M02, Pg 29452

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

JASON HERNANDEZ  
3484 WARBURTON AVENUE #11  
SANTA CLARA, CA 95051

Escrow No. MT56988-LW

Title No. \_\_\_\_\_

'02 MAY 17 AM 11:15

WARRANTY DEED

BEVERLY ZUBILLAGA CHAVEZ, TRUSTEE OF THE BEVERLY ZUBILLAGA CHAVEZ FAMILY TRUST,

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

**JASON HERNANDEZ and ODESSA HERNANDEZ, husband and wife**

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 21, Block 45, of **FIRST ADDITION TO KLAMATH FOREST ESTATES**, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

3510-027D0-03200

270879

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 \$ **4,000.00**.

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 2nd day of May, 2002.

TRUSTEES OF THE BEVERLY ZUBILLAGA CHAVEZ FAMILY TRUST

BY: Beverly Zubillaga Chavez  
**BEVERLY ZUBILLAGA CHAVEZ, TRUSTEE**

State of California  
County of Orange

This instrument was acknowledged before me on May 16, 2002 by **BEVERLY ZUBILLAGA CHAVEZ, TRUSTEE OF THE BEVERLY ZUBILLAGA CHAVEZ FAMILY TRUST.**

moon c. lee  
(Notary Public)

My commission expires Nov. 4, 2005



71.00 M