

02 MAY 23 PM 3:17

Vol M02 Page 30726

State of Oregon, County of Klamath
Recorded 05/23/2002 3:17 p.m.
Vol M02, Pg 30726-28
Linda Smith, County Clerk
Fee \$ 15.00 RR # of Pgs 3

mc54825 - ms

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Victor Rangel + Claudia Escobar
1316 Lookout Street
Klamath Falls, OR 97601

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

Evert D. Powell and Shirley A. Powell

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Victor Rangel and Claudia Escobar

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

n/a

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

15.00 RR n

'01 OCT 16 PM3:22

MT54825-MS
WARRANTY DEED

30727

Vol M01 Page 52709

EVERT D. POWELL and SHIRLEY A. POWELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
VICTOR RANGEL and CLAUDIA ESCOBAR, 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:

3 AND 4

LOTS~~4~~ IN BLOCK 18 OF FAIRVIEW ADDITION #2, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

3809-029CA-16200-000

301827

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.

***BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION.

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 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: . 1316 Lookout St. Klamath Falls, OR 97601

Dated this 12th day of OCTOBER, 2001

Evert D Powell
EVERT D. POWELL
Shirley A. Powell
SHIRLEY A. POWELL

STATE OF CALIFORNIA

COUNTY OF Sacramento

On October 12, 2001 before me, Mary Cabranes / Notary Public
personally appeared EVERT D. POWELL AND SHIRLEY A. POWELL personally known to
me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me
that executed the same in authorized capacity(ies), and that by
signature(s) on the instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.

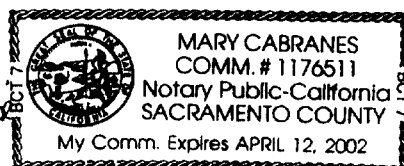
WITNESS my hand and official seal.

Signature Mary Cabranes

ESCROW NO. MT54825-MS

Return to:

VICTOR RANGEL
1316 Lookout St
Klamath Falls,
97601



30728
52710

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Sacramento

} ss.

On

Oct 12 2001

Date

before me,

Mary Cabranes / Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

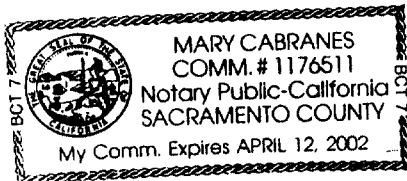
personally appeared

Ewert D. Powell & Shirley A. Powell

Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Mary Cabranes
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages:

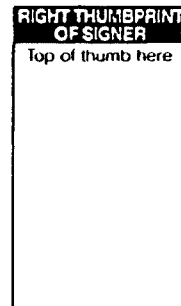
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:



State of Oregon, County of Klamath
Recorded 10/16/01 at 3:22 p.m.
In Vol. M01 Page 52704
Linda Smith,
County Clerk Fee\$ 26⁰⁰