



THIS SPACE RESERVED FOR RECORDER'S USE
MT 57192-LW

After recording return to:
GUADALUPE GUTIERREZ

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

State of Oregon, County of Klamath
Recorded 06/06/2002 2:05 p.m.
Vol M02, Pg 33476-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Escrow No. MT57192-LW
Title No. _____

'02 JUN 6 PM3:05

WARRANTY DEED

SIDNEY LILIENTHAL and CHRISTINA LILIENTHAL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GUADALUPE GUTIERREZ and FERNANDO GUTIERREZ, as tenants by the entirety
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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
4009-00100-01000-000 791085

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 \$ 134,500.00.

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 31st day of May, 2002.

Sidney M. Lilienthal
SIDNEY LILIENTHAL

Christina Lilienthal
CHRISTINA LILIENTHAL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 31, 2002 by
SIDNEY LILIENTHAL AND CHRISTINA LILIENTHAL.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/28/2003



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron rod on the Westerly right of way line of Oregon State Highway 39 being the Southeast corner of said parcel, from which the East 1/4 corner of Section 1 bears South 89 degrees 45' 40" East 30.00 feet; thence North 89 degrees 45' 40" West 950.84 feet along the center 1/4 section line of Section 1 to a 5/8" iron rod; thence North 00 degrees 15' 29" East, 229.06 feet to a 5/8" iron rod; thence South 89 degrees 45' 40" East, 950.84 feet to a 5/8" iron rod at the intersection with the Westerly right of way line of said Highway 39; thence South 00 degrees 15' 29" West 229.06 feet along the Westerly right of way line of said Highway 39 to the point of beginning, with bearings based on Minor Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.