



THIS SPACE RESERVED FOR RECORDER'S USE  
MTL 57522-KR

After recording return to:

TRACI D. RYAN

5706 UPLAND DRIVE

KLAMATH FALLS, OR 97603

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

TRACI D. RYAN

5706 UPLAND DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT57522-KR

Title No.

Vol M02 Page 43371

State of Oregon, County of Klamath

Recorded 07/31/2002 2:56 p.m.

Vol M02, Pg 43371

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 JUL 31 PM2:56

## WARRANTY DEED

JOHN CHRISTOPHER EQUINOA and SUSAN JEANNE EQUINOA, as tenants by the  
entirety,

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

TRACI D. RYAN

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 29 in Block 10 of Tract No. 1270, FIFTH ADDITION TO NORTH HILLS, according  
to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

KEY #873666

3809-035AA-09400-000

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 \$ 220,000.00.

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 26<sup>th</sup> day of July, 2002

JOHN CHRISTOPHER EQUINOA

SUSAN JEANNE EQUINOA

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 26, 2002 by JOHN  
CHRISTOPHER EQUINOA AND SUSAN JEANNE EQUINOA.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05

