



MT57462-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JULIUS MELENDEZ

2051 HURON ST.

KLAMATH FALLS, OR 97601

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

JULIUS MELENDEZ

2051 HURON ST.

KLAMATH FALLS, OR 97601

Escrow No. MT57462-LW

Title No.

Vol M02 Page 43715

State of Oregon, County of Klamath

Recorded 08/01/2002 3:09 p.m.

Vol M02, Pg 43715

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 AUG 1 PM3:09

WARRANTY DEED

DANA SEYMOUR,

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

JULIUS MELENDEZ

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 16 in Block 44 of **HILLSIDE 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.

3809-028CA-06300-000

305798

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 \$ **113,000.00.**

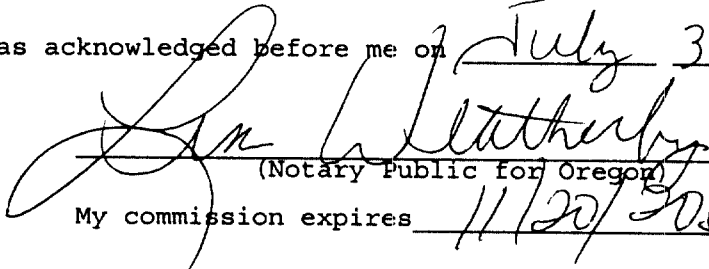
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25th day of JULY, 2002


DANA SEYMOUR

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on July 30, 2002 by DANA
SEYMOUR.


(Notary Public for Oregon)

My commission expires 11/20/2003

