



THIS SPACE RESERVED FOR RECORDER'S USE

MTL 58080-MS

Vol M02 Page 55136

After recording return to:

MICHAEL R. MONTOYA  
4912 LORRAYNE PLACE  
KLAMATH FALLS, OR 97603

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

MICHAEL R. MONTOYA  
4912 LORRAYNE PLACE  
KLAMATH FALLS, OR 97603

Escrow No. MT58080-MS  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 09/27/2002 2:59 p m.  
Vol M02, Pg 55136  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

'02 SEP 27 PM2:59

## WARRANTY DEED

ROBERT D. SWEAT and ELIZABETH C. SWEAT, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MICHAEL R. MONTOYA and DELORES M. MONTOYA, 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 42 in Block 1 of TRACT 1078, SECOND ADDITION TO KELENE GARDENS, according  
to the official plat thereof on file in the Office of the County Clerk of  
Klamath County, Oregon.

3909-015AA-12200-000

577842

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 \$ 81,000.00.

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 23rd day of September, 2002.

Robert D. Sweat  
ROBERT D. SWEAT

Elizabeth C. Sweat  
ELIZABETH C. SWEAT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 23 2002 by  
ROBERT D. SWEAT AND ELIZABETH C. SWEAT.

Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

