

02 OCT 29 PM 3:28



After recording return to:

Manny Molina

PO Box 7357

Klamath Falls, OR 97602

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

Manny Molina

PO Box 7357

Klamath Falls, OR 97602

Escrow No. K59488L

Title No. K59488L

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/29/2002 3:28 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

David M. Bruce-Aijian and Christine M. Bruce-Aijian, as tenants by the entirety; Grantor, conveys and warrants to Manuel R. Molina Sr. and Melissa Molina, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9 in Block 16 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$96,850.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of October, 2002.

David M. Bruce-Aijian  
David M. Bruce-Aijian

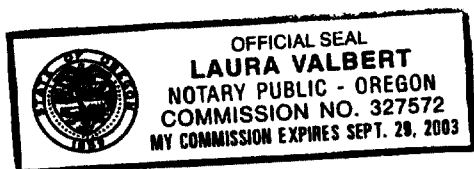
Christine M. Bruce-Aijian  
Christine M. Bruce-Aijian

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 28 day of October, 2002  
by David M. Bruce-Aijian and Christine M. Bruce-Aijian



Laura Valbert  
Notary Public for Oregon  
My commission expires: 9-29-03

K21 ✓