



MT59043-KR

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 73616

After recording return to:

KENNETH AGUIAR1824 TIFFANY STREETKLAMATH FALLS, OR 97601

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

KENNETH AGUIAR1824 TIFFANY STREETKLAMATH FALLS, OR 97601Escrow No. MT59043-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 12/17/2002 3:09 p m.Vol M02, Pg 73616

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

'02 DEC 17 PM3:09

WARRANTY DEED

KATHLENE KAY JAMISON,

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

KENNETH AGUIAR and ANGELA AGUIAR, as tenants by the entiretyGrantee(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:**EXHIBIT A"****LEGAL DESCRIPTION**

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows: Beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, from which the Northeast corner of said Block 4 bears North 0° 18' East 194.00 feet distant; thence North 89° 42' West 146.42 feet, more or less, to the Northeasterly line of Lot 11 of said Block 4; thence in a Southeasterly direction along the Northeasterly line of Lots 11, 14 and 15 on a 6° 36' 40" curve to the right 89.90 feet; thence South 89° 42' East 90.04 feet, more or less to the East line of said Block 4; thence North 0° 18" East 70.00 feet to the point of beginning.

KEY #173029

ACCT #3809-02DD-03500

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 \$ 135,000.00.

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 16th day of December, 2002.

Kathlene Kay Jamison
KATHLENE KAY JAMISON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 16, 2002 by
KATHLENE KAY JAMISON.

Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

