



After recording return to:

Carlos Garcia
2320 Vine Ave.
Klamath Falls, OR 97601

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

Carlos Garcia
2320 Vine Ave.
Klamath Falls, OR 97601

Escrow No. K59700S

Title No. K59700-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 12/27/2002 3:05 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

J.
Elizabeth Gayle Darst, Grantor, conveys and warrants to Carlos ~~Darst~~ Garcia, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1, Block 19, 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.

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 \$99,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of December, 2002

Elizabeth Gayle Darst
Elizabeth Gayle Darst

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 20 day of December, 2002
by Elizabeth Gayle Darst



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-6-05