

SALVADOR & BEATRICE FLOREZ  
5303 MAZAMA DR.  
KLAMATH FALLS, OR 97601

Grantor's Name and Address

VICTOR S. FLOREZ

533 N. 7th ST.

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After Recording Return to:

And Until requested otherwise, send all tax statements to:

VICTOR S. FLOREZ

533 N. 7th ST.

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 01/08/2003 9:33 a. m.  
Vol M03 Pg 01227  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED OF GIFT**

**KNOW ALL BY THESE PRESENTS** that **SALVADOR Z. FLOREZ & BEATRICE FLOREZ, husband and wife as joint tenants**, hereinafter called grantor, for the consideration hereinafter stated, to grantor **VICTOR S. FLOREZ, a married man, as his sole and separate property**, hereinafter called grantee, does hereby grant, and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Southeasterly one-half of Lots 1 and 2 in Block 45 of FIRST ADDITION to the City of Klamath Falls, Oregon.  
TAX ID R 412100

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): No Exceptions, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ -0- GIFT.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and individuals.

In witness whereof, the grantor has executed this instrument on January 7, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other duly authorized person by order by its board of directors.

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: 1-7-03

Salvador Z. Florez  
SALVADOR Z. FLOREZ

DATED: 1-7-03

Beatrice Florez  
BEATRICE FLOREZ

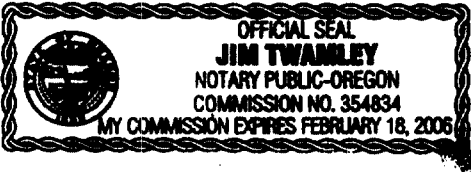
STATE OF OREGON            )  
  ) ss  
COUNTY OF KLAMATH    )

This instrument was acknowledged before me on 7 day of JANUARY, 2003

by SALVADOR Z. FLOREZ AND BEATRICE FLOREZ

Notary Public for Oregon JIM TWAMLEY

My commission expires: FEBRUARY 18, 2006



210A