



mtc 58918 - ms

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ALBERTO P. ESPERO3144 PARAMONT STREETKLAMATH FALLS, OR 97603

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

ALBERTO P. ESPERO3144 PARAMONT STREETKLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 01/13/2003 3:03 p m.Vol M03 Pg 02142

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

Escrow No. MT58918-MS

'03 JAN 13 PM3:03

## WARRANTY DEED

JUANITA S. FAIRCLO, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ALBERTO P. ESPERO and DIANA G. ESPERO, 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 19 OF TRACT 1343, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

885802

3909-012BA-06100

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 \$32,500.00.

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 9<sup>th</sup> day of Jan, 2003

JUANITA S. FAIRCLO

HAWAII

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on JAN. 8, 2003 by JUANITA S.  
FAIRCLO.

Margo Corliss

MARGO CORLISS

My commission expires

03-20-2005