



State of Oregon, County of Klamath
Recorded 02/24/2003 3:34 p m.
THIS SPAC Vol M03 Pg 11072
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
JOSE MORENO FRANCO
246 E. MAIN STREET
KLAMATH FALLS, OR 97601

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

JOSE MORENO FRANCO
246 E. MAIN STREET
KLAMATH FALLS, OR 97601

Escrow No. MT59931-TA

WARRANTY DEED

LEROY TILLERY and CAROL L. TILLERY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOSE MORENO FRANCO and MARTINA DE DIOS, or the survivor thereof, 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:

THE SOUTH ONE-HALF OF LOTS 330 AND 331, IN BLOCK 111 OF MILLS 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, EXCEPTING THEREFROM THE EASTERLY 25 FEET OF LOT 330 IN BLOCK 111 OF MILLS ADDITION.

480198

3809-033AC-02300

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 \$55,000.00.

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 24th day of Feb., 2003.

[Signature]
LEROY TILLERY

[Signature]
CAROL L. TILLERY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 24, 2003 by LEROY TILLERY and CAROL L. TILLERY.



[Signature]
(Notary Public for Oregon)

My commission expires 6.19.04

21 M