



State of Oregon, County of Klamath
 Recorded 02/27/2003 11:27 a. m.
 THIS SPACE Vol M03 Pg 11936
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After recording return to:
 MARIA ISABEL CASTELLANOS

1710 Fairmount
K. Falls, OR. 97601

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

MARIA ISABEL CASTELLANOS

1710 Fairmount
K. Falls, OR. 97601

Escrow No. MT60092-KR

**MTC 60092-KR
 WARRANTY DEED**

DOUGLAS P. ANDERSON and CATHERINE A. ANDERSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 MARIA ISABEL CASTELLANOS, 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:

Portion of Lot 1 in Block 62 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point on the Westerly side of 10th Street 79.5 feet Northwesterly from the North line of Lincoln Street; thence Northwesterly along the Westerly line of 10th Street, 40.5 feet; thence Southwesterly parallel with Lincoln Street, 50 feet; thence Southeasterly parallel with 10th Street, 40.5 feet; thence Northeasterly parallel with Lincoln Street 50 feet to the place of beginning, (being the Northwesterly 40.5 feet of the Easterly 50 feet of Lot 1 in said Block 62).

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 **\$43,000.00.**

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 26th day of February _____.

Douglas P. Anderson
 DOUGLAS P. ANDERSON
Catherine A. Anderson
 CATHERINE A. ANDERSON



State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on February 26, 2003 by DOUGLAS P. ANDERSON and CATHERINE A. ANDERSON.

Kristi L. Redd
 (Notary Public for Oregon)
 My commission expires 11/16/2003

21.00M