



MT59881-TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
MIGUEL MORALES LEPE, SR

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

State of Oregon, County of Klamath  
Recorded 03/10/2003 3:03 p.m.  
Vol M03 Pg 14268  
Linda Smith, County Clerk  
Fee \$ 21 # of Pgs 1

MIGUEL MORALES LEPE, SR

3898 Rio Vista Way  
Klamath Falls, OR 97603

Escrow No. MT59881-TA

'03 MAR 10 PM3:03

### WARRANTY DEED

RICHARD E. REEVES and BARBARA M. REEVES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MIGUEL MORALES LEPE, SR, 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 12 IN BLOCK 8 OF TRACT 1079 - SIXTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

563009

3909-012CA-03300

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 \$141,500.00.

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 7 day of March, 2003.

Richard E. Reeves  
RICHARD E. REEVES

Barbara M. Reeves  
BARBARA M. REEVES

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 7, 2003 by RICHARD E. REEVES and BARBARA M. REEVES.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05

