

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ALFRED C. LUTZ

~~200 DANLIA STREET~~ PO BOX 128

~~KLAMATH FALLS, OR 97601~~

macdoel, CA 96058

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

ALFRED C. LUTZ

~~200 DANLIA STREET~~ PO BOX 128

~~KLAMATH FALLS, OR 97601~~

macdoel, CA 96058

Escrow No. MT60011-TM

State of Oregon, County of Klamath

Recorded 03/24/2003 3:02 p.m.

Vol M03 Pg 17653

Linda Smith, County Clerk

Fec \$ 21 # of Pgs 1

'03 MAR 24 PM 3:02

WARRANTY DEED

JENNIFER D. CARBAJAL, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ALFRED C. LUTZ and ANNE VAN NUYS, as tenants by the entirety, 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 Southeasterly 19 feet of Lot 2, and the Northwesterly 51 feet of Lot 3, Block
10, ELDORADO 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.

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 \$95,500.00.

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 19th day of March, 2003.

Jennifer D. Carbaljal
JENNIFER D. CARBAJAL

State of Oregon
County of

This instrument was acknowledged before me on March 19, 2003 by JENNIFER D.
CARBAJAL.



Julie Maggio
(Notary Public for Oregon)

My commission expires 3/19/2003 1/7/07