

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOSE LEON

5311 EASTWOOD DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 05/15/2003 3:12 p.m.

Vol M03 Pg 32959

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

JOSE LEON

5311 EASTWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT60599-MS

'03 MAY 15 PM 3:12

**WARRANTY DEED**

LAURA GUZMAN, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JOSE LEON and SONIA SANDOVAL, with the rights of survivorship, 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 23 IN BLOCK 8 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.**

575835

3909-014DB-06400

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 14<sup>th</sup> day of May, 2003.

Laura Guzman  
LAURA GUZMAN

State of Oregon  
County of **KLAMATH**

This instrument was acknowledged before me on May 14 2003 by LAURA GUZMAN.



May 14 2003  
May 14 2003  
(Notary Public for Oregon)  
My commission expires 12/20/06