

03 JUN 10 PM 3:05

Vol M03 Page 39657



After recording return to:
Alfonso M. Mozqueda
1605 Ivory Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Alfonso M. Mozqueda
1605 Ivory Street
Klamath Falls, OR 97601

File No.: 7021-166617 (SAC)
Date: June 09, 2003

THIS SP/ **State of Oregon, County of Klamath**
Recorded 06/10/2003 3:05 P. m.
Vol M03 Pg 39657-59
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Dale R. Landrum and Cynthia A. Landrum as tenants by the entirety, Grantor, conveys and warrants to **Alfonso M. Mozqueda**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$96,000.00**. (Here comply with requirements of ORS 93.030)

31 K

39658

APN: 449214

Statutory Warranty Deed
- continued

File No.: 7021-166617 (SAC)
Date: 06/09/2003

Dale R. Landrum
Dale R. Landrum

Cynthia A. Landrum
Cynthia A. Landrum

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this
by **Dale R. Landrum and Cynthia A. Landrum.**

10th day of June, 2003

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03



APN: 449214

Statutory Warranty Deed
- continuedFile No.: 7021-166617 (SAC)
Date: 06/09/2003**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

Lot 30 of Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

That portion of Lot 29, Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying South of the following described line in the County of Klamath, State of Oregon.

Beginning at a point which is 9 feet North (North 00° 48' West by record) from the Southwest corner of said lot; thence in a Southeasterly direction to the iron in at the Southeast corner of said Lot 29.