

03 JUN 17 PM 3:02



MTC- 60724 TA

Vol M03 Page 41540

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
SAMUEL ALVAREZ PEREZ  
2160 ORCHARD AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 06/17/2003 3:02 p m.  
Vol M03 Pg 41540  
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:

SAMUEL ALVAREZ PEREZ  
2160 ORCHARD AVENUE  
KLAMATH FALLS, OR 97601

Escrow No. MT60724-TA

### WARRANTY DEED

RAFAEL BENAVIDEZ, Grantor(s) hereby grant, bargain, sell, warrant and convey to SAMUEL ALVAREZ PEREZ, 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, BLOCK 216, MILLS SECOND 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.**

632792

3809-033DC-09100

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 \$63,000.00.

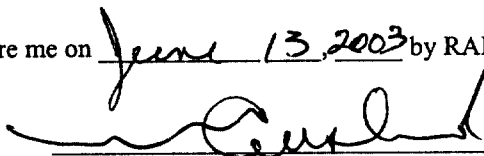
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 13<sup>th</sup> day of June, 2003

  
RAFAEL BENAVIDEZ

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 13, 2003 by RAFAEL BENAVIDEZ.

  
(Notary Public for Oregon)



My commission expires 6-19-04

21