



WTC - 61456 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
NICOLE A. DELGADILLO

State of Oregon, County of Klamath
Recorded 08/20/2003 10:55 a m
Vol M03 Pg 60833
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:

NICOLE A. DELGADILLO

2452 Applegate
Klamath Falls, OR 97601

Escrow No. MT61456-TA

WARRANTY DEED

GEORGIA DIXSON, Grantor(s) hereby grant, bargain, sell, warrant and convey to NICOLE A. DELGADILLO and ALEJANDRO H. DELGADILLO, 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:

Lot 711 in Block 129 of MILLS 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.

614785

3809-033DA-05500

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$48,000.00.

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 19th day of August, 03.

Georgia Dixon
GEORGIA DIXSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 19, 2003 by GEORGIA DIXSON.

[Signature]
(Notary Public for Oregon)



My commission expires

6.19.04