

NJC - 62172 MS

Vol M03 Page 65959

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
SAUL BETANCOURT
5029 SUMMERS LANE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
 Recorded 09/05/03 3:38P m
 Vol M03 Pg 65959
 Linda Smith, County Clerk
 Fee \$ 2100 # of Pgs 1

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

SAUL BETANCOURT
5029 SUMMERS LANE
KLAMATH FALLS, OR 97603

Escrow No. MT62172-MS

WARRANTY DEED

JUDITH E. WERDEMAN, Grantor(s) hereby grant, bargain, sell, warrant and convey to SAUL BETANCOURT and ROSINA N. BETANCOURT, husband and wife, 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 38 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

572428

3909-014BC-01300-000

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 \$109,000.00.

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.

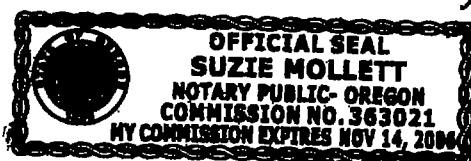
Dated this 4th day of September 2003.

Judith E. Werdeман
 JUDITH E. WERDEMAN

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on September 4th 2003 by JUDITH E. WERDEMAN.

Suzie Mollett
 (Notary Public for Oregon)



My commission expires 11/14/06