

03 SEP 16 PM 3:18

WTC - 62310 TM



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

COLETTE L. HERNANDEZ

2009 WIARD STREET

KLAMATH FALLS, OR 97603

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

COLETTE L. HERNANDEZ

2009 WIARD STREET

KLAMATH FALLS, OR 97603

Escrow No. MT62310-TM

State of Oregon, County of Klamath  
Recorded 09/16/03 3:18 p m  
Vol M03 Pg 68982  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

MARDI J. RUBY, Grantor(s) hereby grant, bargain, sell, warrant and convey to COLETTE L. HERNANDEZ, 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:

**TRACT 139 OF PLEASANT HOME TRACTS, NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No.: 3909-002AC-01500-000

Key No.: 513153

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 \$93,000.00.

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 15<sup>th</sup> day of September, 2003.

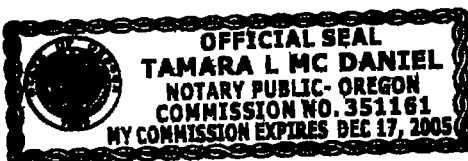
Mardi J. Ruby  
MARDI J. RUBY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 15, 2003 by MARDI J. RUBY.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



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