



After recording return to:
Osvaldo Gutierrez
1403 Mitchell Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Osvaldo Gutierrez
1403 Mitchell Street
Klamath Falls, OR 97601

File No.: 7021-260663 (SAC)
Date: September 25, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/07/03 3:26 p. m
Vol M03 Pg 75024.25
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Victor L. Eden, Grantor, conveys and warrants to **Osvaldo Gutierrez**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14 in Block 306 Darrow 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.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. 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 **\$74,900.00**. (Here comply with requirements of ORS 93.030)

26 K

APN: 633817

Statutory Warranty Deed
- continued

75025

File No.: 7021-280663 (SAC)
Date: 09/25/2003



Victor L. Eden

STATE OF Oregon)
County of ~~Klamath~~ *Benton*)ss.

This instrument was acknowledged before me on this 29 day of September, 2003
by Victor L. Eden.



Notary Public for Oregon
My commission expires:

