

03 OCT 15 PM 3:17



WJC - 62844 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RAUL ESPARZA

3735 HOPE STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 10/15/03 3:17 p.m

Vol M03 Pg 76690-91

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

RAUL ESPARZA

3735 HOPE STREET

KLAMATH FALLS, OR 97603

Escrow No. MT62844-KR

## WARRANTY DEED

JAMES A. ROY and CARMEN J. ROY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to RAUL ESPARZA and MARIA ESPARZA, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

**552360**

**3909-011BD-01300**

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 \$160,000.00.

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 9th day of Oct, 2003

James A. Roy  
JAMES A. ROY

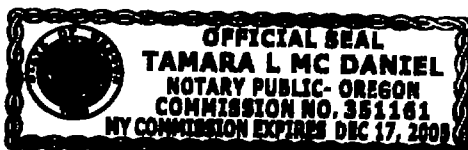
Carmen J. Roy  
CARMEN J. ROY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10/9/03 by JAMES A. ROY and CARMEN J. ROY.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



26.00 m

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**76691**

A parcel of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence South 83 degrees 50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 188.43 feet to a point and the true point of beginning on the tract to be hereinafter described; thence North 89 degrees 50' East 142.25 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0 degrees 23' 33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11, 94 feet to a point; thence South 89 degrees 50' West 142.43 feet, more or less, to a point on the East line of Hope Street; thence South 0 degrees 17' West along the East line of Hope Street 94 feet to the true point of beginning.

Account No.:

3909-011BD-01300-000

Key No.:

552360