



NTZ-62742 LW

Vol M03 Page 82790

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

FABIO ERNESTO RIVERA

102 Nevada St.
Klamath Falls OR 97601

State of Oregon, County of Klamath

Recorded 11/06/03 3:13 p m

Vol M03 Pg 82790

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:

FABIO ERNESTO RIVERA

102 Nevada St.
Klamath Falls, OR 97601

Escrow No. MT62742-LW

WARRANTY DEED

JOSEPH P. BAHM, Grantor(s) hereby grant, bargain, sell, warrant and convey to FABIO ERNESTO RIVERA and CHARITY RAE RIVERA, 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 3 in Block 3 of Tract 1083 - CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 4008-020A0-01500-000

Key No.: 624667

624667

R-4008-020A0-01500-000

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 \$16,500.00.

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 5 day of November, 2003.

JOSEPH P. BAHM

STATE OF CALIFORNIA }

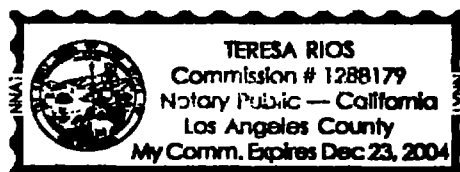
} ss.

COUNTY OF }

On 11-5-03 before me, Teresa Rios personally appeared JOSEPH P. BAHM ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Teresa Rios



21.00 AM