

NOV 12 AM 11:10



MT63302LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ARTHUR G. ALANIZ

2401 EBERLIEN

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 11/12/03 11:10 a m

Vol M03 Pg 83682

Linda Smith, County Clerk

Fee \$ 31.00 # of Pg 3

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

ARTHUR G. ALANIZ

2401 EBERLIEN

KLAMATH FALLS, OR 97601

Escrow No. MT63302-LW

WARRANTY DEED

JOSEPH T. SISNEROS AND MARION K. SISNEROS, AS TENANTS IN COMMON, AND KENNETH M. AHRENS AND NIKKI J. AHRENS, TRUSTEES OF THE AHRENS FAMILY TRUST INITIALLY ESTABLISHED JULY 22, ~~2003~~, Grantor(s) hereby grant, bargain, sell, warrant and convey to ARTHUR G. ALANIZ and AURORA N. ALANIZ, 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 15 in Block 302, 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.

Tax Account No.: 3809-033DA-14800-000

Key No.: 615551

R615551

3809-033DA-14800-000

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 \$43,000.00.

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 6 day of November, 2003.

Joseph T. Sisneros
JOSEPH T. SISNEROS

Marion K. Sisneros
MARION K. SISNEROS

TRUSTEES OF THE AHRENS TRUST

BY: Kenneth M. Ahrens
KENNETH M. AHRENS, TRUSTEE

BY: Nikki J. Ahrens
NIKKI J. AHRENS, TRUSTEE

31.00

83683

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of PlacerOn November 6, 2003 before me, Jan Webster, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Marion K. Sisneros and Joseph T. Sisneros
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

Jan Webster
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUALS
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

November 06, 2003
DATE OF DOCUMENT

Kenneth M. Phrens, Vikki J. Phrens
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

83684

State of California

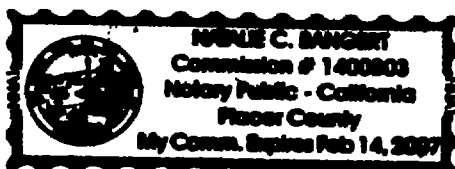
County of Placer } ss.

On 7th Nov 03 before me, Natalie Bargent
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared _____
Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

Natalie Bargent
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: Joseph T.S. Sneros and Marion K. Sneros

Capacity(ies) Claimed by Signer

Signer's Name: Kenneth M. Ahrens and Nikki J. Ahrens

- ☒ Individuals
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☒ Trustees
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Selves - Trustees of The Ahrens Family Trust

