

03 NOV 13 PM 3:28



WTC - 62954 MS

Vol M03 Page 84135

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JUAN BARAJAS
3417 PATTERSON DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 11/13/03 3:28 P.m
Vol M03 Pg 84135-84136
Linda Smith, County Clerk
Fee \$ 211.00 # of Pgs 2

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

JUAN BARAJAS
3417 PATTERSON DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT62954-MS

WARRANTY DEED

JOHN H. GETTLE, Grantor(s) hereby grant, bargain, sell, warrant and convey to JUAN BARAJAS and DELORES BARAJAS, 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

559915 3909-012BA-01800

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 \$120,000.00.

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 12th day of Nov, 2003

John H. Gettle
JOHN H. GETTLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/12/03 by JOHN H. GETTLE.



Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12/20/06

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

84136

Lot 20 and the Southerly 20 feet of Lot 21, VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, EXCEPTING THEREFROM the following described tract:

A strip of land situated in Lot 20, "VALLEY VIEW", according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, more particularly described as follows:

Beginning at a 3/8 inch iron pin on the Southwest corner of said Lot 20; thence North 00° 13' West along the Easterly line of Patterson Street a distance of 65.29 feet to a one-half inch iron pin; thence South 66° 59' East a distance of 130.59 feet to a one-half inch iron pin on the Easterly boundary of Valley View Subdivision; thence South 00° 13' East along said Easterly boundary a distance of 65.29 feet to the Southeast corner of Valley View Subdivision; thence North 66° 59' West along the Southerly boundary of Valley View Subdivision a distance of 130.59 feet to the point of beginning; and as shown on Survey Map No. 1172 as recorded in the office of the Klamath County Surveyor.

Tax Account No.: 3909-012BA-01800-000

Key No.: 559915