

MTZ-63362MS



Vol M03 Page 86424

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ADORA M. ARIAS

426 N. 10TH STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 11/24/03 3:16 p m

Vol M03 Pg 86424-25

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:

ADORA M. ARIAS

426 N. 10TH STREET

KLAMATH FALLS, OR 97601

Escrow No. MT63362-MS

WARRANTY DEED

JEREMY WELSH, Grantor(s) hereby grant, bargain, sell, warrant and convey to ADORA M. ARIAS and LUIS G. ARAYA, with the rights of survivorship, 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

369425

3809-029DC-13800-000

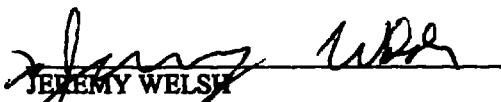
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

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 \$39,900.00.

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 24th day of November 2003


JEREMY WELSH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/24/03 by JEREMY WELSH.


(Notary Public for Oregon)



My commission expires 12-20-06

26.00 am

EXHIBIT "A"
LEGAL DESCRIPTION

86425

A portion of Lots 7 and 8, Block 51, NICHOLS ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin marking the most easterly corner of Lot 8, Block 51, of said NICHOLS ADDITION; thence Northwesterly, along the Northeasterly boundary of said Lot 8, a distance of 56.5 feet; thence Southwesterly at right angles to said Northeasterly boundary, a distance of 104.24 feet; thence southeasterly at right angles, parallel to said Northeasterly boundary, a distance of 56.5 feet to the Southeasterly boundary of said Lot 7; thence Northeasterly at right angles to said Northeasterly boundary a distance of 104.24 feet, more or less, to the point of beginning; being the Southeasterly 56.5 feet of Lot 8 and of the Northeasterly 39.24 feet of Lot 7, Block 51, NICHOLS ADDITION.

Tax Account No.:3809-029DC-13800-000

Key No.: 369425