

04 JAN 23 PM 3:20



WTC-63222 TA

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After recording return to:
JULIUS MELENDEZ

5335 SIERRA AVENUE
RICHMOND, CA 94805

State of Oregon, County of Klamath
THIS SPACE IS Recorded 01/23/2004 3:20 p m
Vol M04 Pg 04439
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:

JULIUS MELENDEZ
5335 SIERRA AVENUE
RICHMOND, CA 94805

Escrow No. MT63222-TA

STATUTORY WARRANTY DEED

DANA F. SEYMOUR, Grantor(s) hereby convey and warrant to JULIUS MELENDEZ, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 17 in LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3808-023CA-00700-000

Key No.: 422974

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$142,739.00.

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 22 day of JAN, 04.


DANA F. SEYMOUR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 22, 2004 by DANA F. SEYMOUR.


(Notary Public for Oregon)

My commission expires 6.19.04



21.00 am