

04 APR 1 PM 10:42

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After Recording Return to:
AGUSTIN ENRIQUEZ and ANGELITA ENRIQUEZ
2255 Orchard Ave.
Klamath Falls, Or. 97601
Until a change is requested all tax statements
Shall be sent to the following address:
AGUSTIN ENRIQUEZ and ANGELITA ENRIQUEZ
Same as above
A 58810 ^{ms}

State of Oregon, County of Klamath
Recorded 04/01/2004 10:42am
Vol M04 Pg 18560
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

SEBASTIAN GUTIERREZ and TERESA GUTIERREZ, herein called Grantor, convey(s) to AGUSTIN ENRIQUEZ and ANGELITA ENRIQUEZ, husband and wife, herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 39, 40 and 41, Block 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$90,000.00.
(here comply with the requirements of ORS 93.930)

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 March 22, 2004.

Sebastian Gutierrez
SEBASTIAN GUTIERREZ
Teresa Gutierrez
TERESA GUTIERREZ

STATE OF OREGON, County of _____) ss.

On March 30, 2004 personally appeared the above named SEBASTIAN GUTIERREZ and TERESA GUTIERREZ and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058810

Before me: Ma Silveria
Notary Public for Oregon
My commission expires: 11/01/04

Official Seal

