

04 DEC 7 PM 3:10



MT-64937 TM

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State of Oregon, County of Klamath
Recorded 12/07/04 3:10 P m
Vol M04 Pg 83855
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

CHRISTINA MENDOZA

6421 CLIMAX AVENUE

KLAMATH FALLS, OR 97603

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

CHRISTINA MENDOZA

6421 CLIMAX AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT64937-TM

STATUTORY WARRANTY DEED

JOSE ANGEL MORELOS, Grantor(s) hereby convey and warrant to **CHRISTINA MENDOZA**, 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 21 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-001BA-09800-000

Key No: 506526

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 **\$225,000.00**.

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 13 day of October, 2004

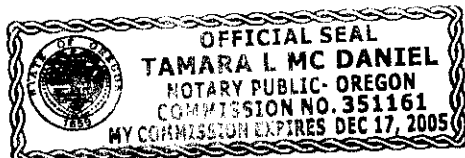
Jose A Morelos
JOSE ANGEL MORELOS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 13, 2004 by JOSE ANGEL MORELOS.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/10 am