



#03032700  
**Aspen**  
 TITLE & ESCROW, INC.

## WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

MIGUEL CHAVEZ

ROSELIA CHAVEZ

4345 LOWER LAKE RD.  
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

ROSALINDA WHITE hereinafter called grantor, convey(s) to MIGUEL CHAVEZ and ROSELIA CHAVEZ, husband and wife hereinafter called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) 1988-89 taxes, a lien not yet payable. 2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 3) Conditions, Restrictions as shown on the recorded plat. 4) Trust Deed recorded October 7, 1977 in Book M-77 at page 19200 and by mesne assignments recorded January 20, 1978 in Book M-78 at page 1240, which grantee herein hereby assumes and agrees to pay and hold grantor herein harmless therefrom.

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 \$14,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of October 1988.

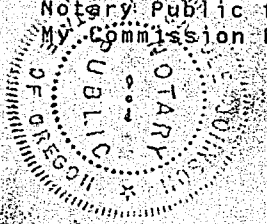
Rosalinda White  
 ROSALINDA WHITE

STATE OF OREGON, County of Klamath)ss.

On this 5th day of October, 1988,

Personally appeared the above named ROSALINDA WHITE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Carol Johnson  
 Notary Public for Oregon  
 My Commission Expires: 1-15-90



24  
 11:11 AM  
 OCT 10 1988

## EXHIBIT "A"

A portion of Lot 2, Block 59, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Block 59, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS; thence North 3 degrees 44' East 71.7 feet to the Northwest corner of Lot 2 of said Block 59; thence North 89 degrees 43' East 40 feet, along the line between Lots 1 and 2 of said block; thence South 3 degrees 44' West 102.66 feet, more or less, to the Southwesterly line of said Block 59; thence North 51 degrees 02' West 48.8 feet, along the Southwesterly line of said Block, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day  
of Oct. A.D. 19 88 at 11:24 o'clock A.M., and duly recorded in Vol. M88,  
of Deeds on Page 16962.

Evelyn Biehn, County Clerk

FEE 13.00

By Pauline Mickelson