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**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. m89 Page 15181

Att # 05033685

AFTER RECORDING RETURN TO:

JULIAN PENA ~~AND TINO P. GARCIA~~  
AND TINO P. GARCIA#1745 MENLO WAY #3  
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEROBERT D. ANDERSON AND LAURA E. ANDERSON hereinafter called  
GRANTOR(S), convey(s) to JULIAN PENA AND TINO P. GARCIA, NOT AS  
TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:Lot 9, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28CC TL 1100

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) Taxes for the  
year 1989-90 are now a lien but 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 of Second Hot Springs Additionand 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  
\$25,000.00.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 11th day of August 1989.Robert D. Anderson  
ROBERT D. ANDERSONLaura E. Anderson  
LAURA E. ANDERSON

STATE OF OREGON, County of KLAMATH)ss.

August 11, 1989.Personally appeared the above named ROBERT D. ANDERSON AND LAURA  
E. ANDERSON, and acknowledged the foregoing instrument to be  
their voluntary act and deed.Before me, Pauline Muehlenberg  
Notary Public for Oregon  
My Commission Expires: March 4, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day  
of Aug. A.D., 19 89 at 10:59 o'clock A M., and duly recorded in Vol. M89,  
of Deeds on Page 15181.

FEE \$8.00

Evelyn Biehn, County Clerk

By Pauline Muehlenberg

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