

4897

31001

Aspen
TITLE & ESCROW, INC.

#01633681
WARRANTY DEED

Vol. m89 Page 16815

AFTER RECORDING RETURN TO:

RONNIE R. MAUPIN
LE ANN MAUPIN

11716 Clarks Ct

Klamath Falls, OR 97601

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

MANUEL VALENCIA and HORTENCIA M. VALENCIA, husband and wife
hereinafter called GRANTOR(S), convey(s) to RONNIE R. MAUPIN and
LE ANN MAUPIN, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

LOT 4 in BLOCK 1, PINE GROVE RANCHETTES, in the County of Klamath,
State of Oregon.

"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." * *SEM*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90, a lien not yet payable. 2) Conditions and
restrictions as shown on the recorded plat of Pine Grove
Ranchettes. 3) This property lies within and is subject to the
levies and assessments of Pine Grove Ranchettes. 4) Rules,
regulations and statutory powers of Mallory Enterprises Public
Utility. 5) Declaration of Conditions and restrictions recorded
October 7, 1970, in Book M-70, page 8985, and Amended by
instrument recorded September 8, 1972, in Book M-72, page 10125.

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
\$28,000.00.

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 18th day of August, 1989.

Manuel Valencia
MANUEL VALENCIA

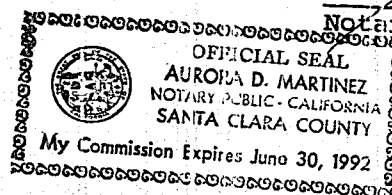
Hortencia M. Valencia
HORTENCIA M. VALENCIA

STATE OF CALIFORNIA, County of SANTA CLARA) ss.

On this 26th day of August 1989

Personally appeared the above named MANUEL VALENCIA and
HORTENCIA M. VALENCIA and acknowledged the foregoing instrument
to be their voluntary act and deed. They proved to me on the
basis of satisfactory evidence to be the persons whose names are
subscribed to the document.

Aurora D. Martinez
Notary Public for County of Santa Clara
My Commission Expires: 6/30/92



SEP 7 AM 11 00

16812

16816

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Sept. A.D., 19 89 at 11:00 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 16815.

FEE \$13.00

Evelyn Biehn County Clerk
By *D. Eugene Musselwhite*

