



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
MANUEL A. FIGUEROA
HOLLY J. FIGUEROA
1542 WORDEN STREET
KLAMATH FALLS, OREGON 97601

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

BRIAN L. CURTIS AND DOLORES E. CURTIS, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to MANUEL A. FIGUEROA
AND HOLLY J. FIGUEROA, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 1, Block 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DB TL 7300

"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) Regulations, including
levies, liens and utility assessments of the City of Klamath
Falls. 2) Conditions, Restrictions as shown on the recorded
plat of FAIRVIEW ADDITION.

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
36,000.00.

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 17th day of October, 1989.

Brian L. Curtis
Brian L. Curtis

Dolores E. Curtis
Dolores E. Curtis

STATE OF OREGON, County of KLAMATH)ss.

October 17, 1989

Personally appeared the above named Brian L. Curtis and
Dolores E. Curtis and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me, Sandra Handischer
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day
of Oct. A.D., 19 89 at 4:03 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 19730

FEE \$8.00

Evelyn Biehn - County Clerk
By Pauline Mueller

1989 OCT 17 PM 4 03
98.7
HF