



PA 11079

ATC #05034765
WARRANTY DEEDVol. 790 Page 2548

AFTER RECORDING RETURN TO:
FRANCISCO PENA
LUZ PENA

P.O. Box 7622
KLAMATH FALLS, OR. 97601

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

RICHARD L. ANDERSON hereinafter called GRANTOR(S), convey(s) to
FRANCISCO PENA AND LUZ PENA, Husband and Wife hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 750, Block 117, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB 7600

"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 Mills Addition. 3) Mortgage, including the
terms and provisions thereof showing Christopher C. Leslie and
Norma J. Leslie as Mortgagors and Klamath First Federal Savings
& Loan Association as Mortgagee dated October 22, 1975 and
recorded October 22, 1975 in Book M-75 at Page 13217,
re-recorded November 12, 1975 in Book M-75 at Page 14153. 4)
Trust Deed, including the terms and provisions thereof showing
Blanche B. Williams as Grantor and Norma J. Leslie as
Beneficiary dated August 31, 1982 and recorded September 1,
1982 in Book M-75 at Page 11514 which Trust Deed the Grantees
herein agree to assume and pay according to the terms and
conditions therein. 5) City Lien of the City of Klamath Falls
entered September 10, 1984

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
\$23,000.00.

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 13th day of January 1990.

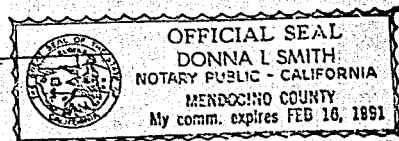
Richard L. Anderson
RICHARD L. ANDERSON

STATE OF Ca, County of MENDOCINO ss.

DATE: 1/26/90.

Personally appeared the above named RICHARD L. ANDERSON and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: DONNA L. SMITH
Notary Public for QUANTITY BOOKKEEPING SERVICE
My Commission Expires: 2/16/91.



90 FEB 6 PM 4 03

As a
word & phrase

STATE OF OREGON: COUNTY OF KLAMATH: SS

Filed for record at request of Aspen Title Co. the 6th day
of Feb. A.D., 19 90 at 4:03 o'clock P.M., and duly recorded in Vol. M90
of _____ of _____ Deeds on Page 2548.

____ On page ____
 Evelyn Biehn, County Clerk

By

Pauline Mullendore

FFF \$33.00

1. The instrument shall not allow use of the property described in the instrument for any purpose other than that stated in the instrument.

[illegible][illegible]

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