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#01035330
WARRANTY DEEDVol. M90 Page 13299AFTER RECORDING RETURN TO:
FRANCES VALLEJOS~~1932 Del Mar~~ 1649 Siskiyou
Klamath Falls, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DANE EARL DANFORTH and JVON M. DANFORTH, husband and wife,
hereinafter called GRANTOR(S), convey(s) to FRANCES VALLEJOS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 11 in Block 33 of HOT SPRINGS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-288B, TL 7100.

"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 and Restrictions as shown on the
recorded plat of Hot Springs Addition to the City of Klamath
Falls. 3) Mortgage, including the terms and provisions thereof,
in favor of State of Oregon, represented and acting by the
Director of Veterans' Affairs, recorded January 11, 1980 in Book
M-80, page 587, and two Assumption Agreements thereof,
including the terms and provisions thereof, recorded August 12,
1982 in Book M-82, page 10452 and recorded December 13, 1985 in
Book M-85, page 20246., which mortgage the grantees agree to assume
and pay. *W.*

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
\$62,900.00.

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 3rd day of July, 1990.

Dane Earl Danforth
DANE EARL DANFORTH

Jvon M. Danforth
JVON M. DANFORTH

STATE OF OREGON, County of Klamath)ss.

July 31, 1990.

Personally appeared the above named DANE EARL DANFORTH and JVON
M. DANFORTH and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me, *Pauline T. Aldington*
Notary Public for Oregon

My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 6th day
of July A.D. 19 90 at 10:56 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 13299.

FEE \$28.00

Evelyn Biehn County Clerk

By *Pauline T. Aldington*