



#01635996  
WARRANTY DEED

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AFTER RECORDING RETURN TO:  
Mr. and Mrs. Francisco Pena  
2240 Applegate  
Klamath Falls, OR 97601

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

CONRAD F. RAUM, SR. and MARCIA L. RAUM, husband and wife,  
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 16 in Block 210, MILLS SECOND ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33DC, Tax Lot 3400.

"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." F.P., L.P.

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Conditions,  
Restrictions as shown on the recorded plat of Mills Second  
Addition to the City of Klamath Falls. 2) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 3) Trust Deed, including the terms and provisions  
thereof, recorded January 21, 1981, in Book M-81, page 993, in  
favor of Klamath First Federal Saving and Loan Association, a  
corporation, which Trust Deed the Grantees herein DO NOT agree  
to assume and pay and Grantors herein hereby hold Grantees  
harmless therefrom,

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  
\$32,000.00.

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 21st day of January, 1991.

Conrad F. Raum, Sr.  
CONRAD F. RAUM, SR.

Marcia L. Raum  
MARCIA L. RAUM

STATE OF OREGON, County of Klamath)ss.

On this 23rd day of January, 1991, personally appeared the  
above named CONRAD F. RAUM, SR. and MARCIA L. RAUM and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me, Barlene P. Addington  
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 24th day  
of Jan. A.D., 19 91 at 9:32 o'clock AM., and duly recorded in Vol. M91  
of Deeds on Page 1499.

FEE \$28.00

Evelyn Biehn County Clerk

By Quinn Millender