



43627

Aspen
TITLE & ESCROW, INC.

02038249

WARRANTY DEED

Vol m92 Page 8140AFTER RECORDING RETURN TO:
JAMES A MC CUISTIONP.O. Box 7471
Klamath Falls, OR 97602UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECHARLOTTE I. COOPER FKA CHARLOTTE I. MILLS hereinafter called
GRANTOR(S), convey(s) to JAMES A MC CUISTION hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:Tract No. 53, PLEASANT HOME TRACTS NO. 2, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-2AD TL 3500

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land and
Mortgage dated February 10, 1975 and recorded on February 11,
1975 in Book M-75 at page 1701. WHICH THE GRANTEE HEREIN AGREES
TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS
CONTAINED THEREIN.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
\$90,000.00.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 8TH day of APRIL, 1992.Charlotte I. Cooper
CHARLOTTE I. COOPER

STATE OF OREGON, County of KLAMATH)ss.

April 17, 1992, 1992Personally appeared the above named CHARLOTTE I. COOPER and
acknowledged the foregoing instrument to be HER voluntary act
and deed.Before me: Sandra Handa Rev
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 April A.D., 19 92 at 10:21 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 8140.

FEE \$30.00

Evelyn Biehn County Clerk

By Dorene Mullen

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