



OREGON TITLE
Insurance Company

50398

'92 SEP 9 AM 9 27

Vol. 92 Page 20550

STATUTORY WARRANTY DEED
(Individual)
mtc 28156

JOSEPH R. GRADER

conveys and warrants to

GARY L. GUZMAN AND BARBARA WILLS, WITH THE RIGHT OF SURVIVORSHIP

the following described real property in the State of Oregon and County of KLAMATH
free of encumbrances, except as specifically set forth herein:

LOT 6 IN BLOCK 51 OF FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK KLAMATH COUNTY.

Tax Account Number(s): 3510 034A0 00900 KEY NO. 271529 CODE NO. 229

This property is free of encumbrances, EXCEPT:

REAL PROPERTY TAXES FOR THE FISCAL YEAR 1992-1993, A LIEN NOT YET DUE AND PAYABLE.

RESERVATIONS AND RESTRICTIONS AS CONTAINED IN PLAT DEDICATION, TO WIT;

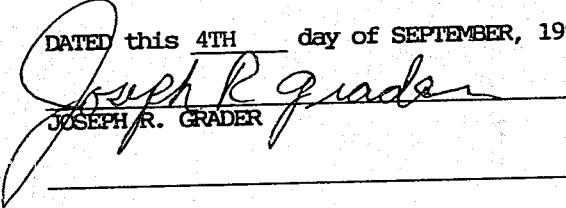
"SUBJECT TO A 16 FOOT EASEMENT CENTERED ON THE BACK AND SIDE LINES OF ALL LOTS FOR FUTURE
PUBLIC UTILITIES AND TO ALL EASEMENTS AND RESERVATIONS OF RECORD."

(Continued)

The true consideration for this conveyance is \$7,209.93

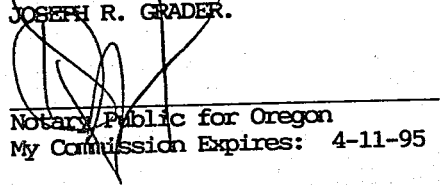
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

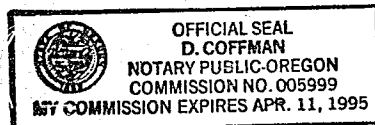
DATED this 4TH day of SEPTEMBER, 1992.


JOSEPH R. GRADER

STATE OF OREGON, COUNTY OF MULTNOMAH)ss.

The foregoing instrument was acknowledged before me this 4TH day of SEPTEMBER, 1992, by
JOSEPH R. GRADER.


Notary Public for Oregon
My Commission Expires: 4-11-95



Order No.: 256630m

After Recording Return To:

GARY L. GUZMAN AND BARBARA WILLS
4622 N.E. 20TH
PORTLAND, OREGON 97211

Until a change is requested, tax statements
shall be sent to the following address:

GARY L. GUZMAN AND BARBARA WILLS
4622 N.E. 20TH
PORTLAND, OREGON 97211

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED
(Continued)

20551

ENCUMBRANCES (Continued)

Order No.: 256630m

TRUST DEED, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, GIVEN TO SECURE AN INDEBTEDNESS WITH INTEREST THEREON AND SUCH FUTURE ADVANCES AS MAY BE PROVIDED THEREIN;

DATED: SEPTEMBER 22, 1989

RECORDED: OCTOBER 23, 1989

VOLUME: M89, PAGE 20243 MICROFILM RECORDS OF KLAMATH, OREGON

AMOUNT: \$7,500.00

GRANTOR: JOSEPH R. GRADER

TRUSTEE: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

BENEFICIARY: ROBERT TUFTS

THE GRANTEE SET FORTH ABOVE DOES HEREBY AGREE TO ASSUME ANY AND ALL RESPONSIBILITY FOR THE ABOVE SET FORTH TRUST DEED AND ALL THE OBLIGATIONS THEREUNDER.

AN EASEMENT CREATED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, DATED: AUGUST 23, 1990, RECORDED: SEPTEMBER 5, 1990, VOLUME: M90, PAGE 17764, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Sept. A.D., 19 92 at 9:27 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 20550.

Evelyn Biehn County Clerk

FEE \$35.00

By Daniel Mulindore