



02038918
WARRANTY DEED

AFTER RECORDING RETURN TO:
STEVEN GIRON
MARIO GIRON
9838 ROMA STREET
PICO RIVERA, CA 90660

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

BEVERLY J. REEVES hereinafter called GRANTOR(S), convey(s) to
STEVEN GIRON AND MARIO GIRON, NOT AS TENANTS IN COMMON, BUT WITH
FULL RIGHTS OF SURVIVORSHIP hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

Lots 15 and 16, ANKENY GARDEN TRACTS, in the County of Klamath,
State of Oregon.

CODE 198 MAP 3909-24B0 TL 2100

"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 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
\$7,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

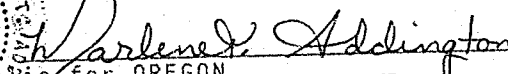
IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of September, 1992.


BEVERLY J. REEVES

STATE OF OREGON, County of KLAMATH)ss.

September 16, 1992

Personally appeared the above named BEVERLY J. REEVES and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: 
Notary Public for OREGON
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of September A.D., 19 92 at 3:17 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 21171.

FEE \$35.00

EVELYN BIEHN, County Clerk

By 