



Aspen
TITLE & ESCROW, INC.

00079464
WARRANTY DEED

AFTER RECORDING RETURN TO:
AVT FINANCIAL SERVICES INC
4615 FAIRCENTER DRIVE, #125
LAS VEGAS, NV 89102

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

AUDREY A GANN hereinafter called GRANTOR(S), convey(s) to AVT
FINANCIAL SERVICES INC, hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 7, Block 8, KLAMATH FOREST ESTATES, in the County of Klamath,
State of Oregon.

CODE 8 MAP 3510-2280 TAX LOT 4700

"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
\$1,000.00.

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 20th day of January, 1993.

Audrey A Gann
AUDREY A GANN

STATE OF OREGON, County of Lane ss.

Feb 5, 1993

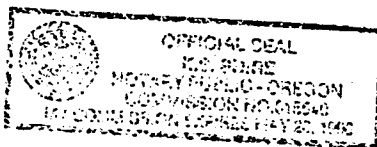
Personally appeared the above named AUDREY A GANN and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me:

Notary Public for

My Commission Expires:

K. J. Lurie
FIRST Interstate Bank
5/20/96



ASSE

58277

3247

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 16th day
of Feb. A.D., 19 93 at 10:21 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 3246.

Evelyn Biehn - County Clerk

FEE \$35.00

By Pauline Mulholland