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Vol. m93 Page 5220
**Aspen**  
 TITLE & ESCROW, INC.

WARRANTY DEED

A+C  
#01039668

AFTER RECORDING RETURN TO:  
 GAYLEN R. WALTERS and  
 JUDITH WALTERS  
 1438 Earl Street  
 Napa, CA. 94559

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

THERESA CARNESE AS TRUSTEE OF THE THERESA CARNESE TRUST DATED  
 FEBRUARY 9, 1987, hereinafter called GRANTOR(S), convey(s) to  
 GAYLEN R. WALTERS and JUDITH WALTERS, husband and wife,  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of Klamath, State of Oregon, described as:

Lot 19 in Block 13, Tract No. 1060, SUN FOREST ESTATES, in the  
 County of Klamath, State of Oregon.

Code 248, Map 2310-36D0, Tax Lot 13600.

"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 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  
 \$2,400.00.

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 4th day of March, 1993.

THE THERESA CARNESE TRUST DATED FEBRUARY 9, 1987

Theresa Carnese Trustee  
 THERESA CARNESE, TRUSTEE

STATE OF CALIFORNIA, County of LOS ANGELES ss.

On March 8, 1993, personally appeared Theresa Carnese as  
 Trustee of The Theresa Carnese Trust Dated February 9, 1987, and  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

Before me:  
 Notary Public for California  
 My Commission Expires:

BERNARD PLOST

JUNE 20, 1993



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5221

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day  
of March A.D., 19 93 at 10:35 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 5220

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Nielsen