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## WARRANTY DEED

AFTER RECORDING RETURN TO:

JULIAN PENA  
CARMEN A. PENA  
1745 MENLO WAY  
KLAMATH FALLS, OR 97601

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



PAT KOENIG hereinafter called GRANTOR(S), convey(s) to JULIAN PENA and CARMEN A. PENA, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

All Lots 5 and 7, Lot 6, EXCEPT the Southerly 35 feet, Block 53, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated alley adjoining said property on the Northeast, said alley vacated by vacation order recorded April 15, 1965 in Book 360 at Page 596, Deed Records.

CODE 1 MAP 3809-28CC TL 900  
CODE 1 MAP 3809-28CC TL 800  
CODE 1 MAP 3809-28CC TL 600

"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 on 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 \$6,000.00.

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 12th day of May 1993.

X Pat Koenig  
PAT KOENIG

STATE OF OREGON, County of Marion ) ss.

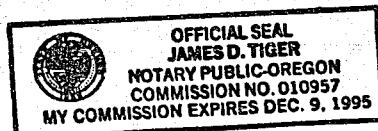
On this 12th day of May, 1993,

Personally appeared the above named PAT KOENIG and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: James D. Tiger

Notary Public for Oregon

My Commission Expires: 12-9-95



10822  
JAMES D. TIGER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 010327  
MY COMMISSION EXPIRES DEC. 9, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 14th day  
of May A.D., 19 93 at 11:02 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 10821

FEE \$35.00

Evelyn Biehn County Clerk  
By Pauline Mullender

OFFICIAL SEAL  
JAMES D. TIGER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 010327  
MY COMMISSION EXPIRES DEC. 9, 1992