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06-30-93P03:31 RCVD



#01039713
WARRANTY DEED

Vol. m93 Page 15657

AFTER RECORDING RETURN TO:
FRANCISCUS J. KEIJZER
3230 PERLITA AVE.
LOS ANGELES, CA 90031

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

WILLIAM L. HOUGEN and LESLIE S. HOUGEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to FRANCISCUS J.
KEIJZER, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 15 of OUSE KILA HOME SITES, in the County of Klamath, State
of Oregon.

Code 190, Map 3808-26AA, Tax Lot 3500.

"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:

1. Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any and apparent
upon the land.
2. Trust Deed, including the terms and provisions thereof,
in favor of John Beardsley and Marjorie Beardsley, and
recorded on April 29, 1992, in Book M-92, page 9233, Klamath
County Mortgage Records.,

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
\$76,000.00.

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 24th day of June, 1993.

William L. Hougén
WILLIAM L. HOUGEN

Leslie S. Hougén
LESLIE S. HOUGEN

STATE OF OREGON, County of Klamath)ss.

On June 30, 1993, personally appeared the above named WILLIAM
L. HOUGEN and LESLIE S. HOUGEN and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-15-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of June A.D., 19 93 at 3:31 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 15657.

FEE \$30.00

Evelyn Biehn - County Clerk
By [Signature]