

64838

07-20-93A10:36 RCVD

Vol. m93 Page 17529

LN #0100443306

ATC #40150

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)WALLY T. KAWASAKI

_____, hereinafter called grantor,
convey(s) to HIPOLITO RAMOS and ROSA M. RAMOS, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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.

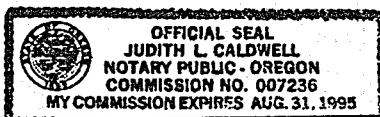
The true and actual consideration for this transfer is \$ 36,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 9th day of July,
19 93.

Wally T. Kawasaki
Wally T. Kawasaki

STATE OF OREGON, County of Klamath)ss.
July 9, 19 93.

Personally appeared the above named Wally T. Kawasaki
and acknowledged the foregoing
instrument to be his voluntary act and deed.



Before me:

Judith L. Caldwell
Notary Public for OREGON
My Commission Expires: 8-31-95

Wally T. Kawasaki
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Hipolito Ramos
Rosa M. Ramos
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument
was received for record on the _____ day
of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue and Division Streets, and running thence Easterly along the Southerly line of Home Avenue, 50 feet to the point of beginning; thence Southerly parallel to the East line of Division Street 90 feet; thence Easterly parallel to the South line of Home Avenue, 50 feet; thence Northerly parallel to the East line of Division Street to the South line of Home Avenue; thence Westerly along the South line of Home Avenue to the point of beginning.

CODE 1 MAP 3809-33AD TL 6200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of July A.D. 19 93 at 10:36 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 17529
Evelyn Biehn County Clerk
By Sharon M. Henderson

FEE \$35.00