

70726

11-03-93A10:56 RCVD

**Aspen**

TITLE & ESCROW, INC.

#01040651
WARRANTY DEED

Vol. m93 Page 29001

AFTER RECORDING RETURN TO:

BENICIO PEREZ

SARAH PEREZ

5958 Brooklyn Ave.
San Diego, CA 92114UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

NEUMAN N. WASCOM and RENA B. WASCOM, husband and wife,
hereinafter called GRANTOR(S), convey(s) to BENICIO PEREZ and
SARAH PEREZ, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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
\$49,500.00.

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 19th day of October 1993.

Neuman N. Wascom

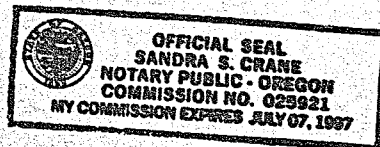
NEUMAN N. WASCOM

Rena B. Wascom
RENA B. WASCOM

STATE OF OREGON, County of Klamath)ss.

On this 25th day of October, 1993, personally appeared the above
named NEUMAN N. WASCOM and RENA B. WASCOM and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for Oregon

My Commission Expires: 7/7/97

29002

EXHIBIT "A"

A tract of land situated in Lots 57 and 58, Block H, HOMECREST, and the N 1/2 of vacated Climax Street, NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West boundary of Crest Street, said point being South a distance of 15.0 feet from the Southeast corner of Lot 58, Homecrest; thence West along the center line of vacated Climax Street, a distance of 45 feet, more or less, to the Northeasterly line of the Klamath County Fairgrounds; thence Northwesterly along the Northeasterly line of the Klamath County Fairgrounds on the arc of a curve of 300 feet radius a distance of 120 feet, more or less, to the Southeast boundary of the K.I.D. drain ditch; thence Northeasterly along the Southeasterly boundary of said K.I.D. drain ditch a distance of 135 feet, more or less, to the West boundary of Crest Street; thence South along the West boundary of Crest Street, a distance of 165 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-3AB TL 5000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 3rd day
of Nov. A.D., 19 93 at 10:56 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 29001.

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorlene Nielsen