

72125

12-01-93A10:36 RCVD



WARRANTY DEED

Vol. m93 Page 31878

#03040469

AFTER RECORDING RETURN TO:

FRED H. HUTCHISON

MARY LOIS BALSZ

4990 Santa Fe
LAKEVIEW FALLS, OR 97643UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBARBARA PEDERSON hereinafter called GRANTOR(S), convey(s) to
FRED H. HUTCHISON and MARY LOIS BALSZ, not as tenants in common
but with full rights of survivorship hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 1, Block 13, TRACT NO. 1014, FIRST ADDITION TO GATEWOOD, in
the County of Klamath, State of Oregon.

Code 52 Map 1909-14CA TL 7700

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
\$77,000.00.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 15 day of November, 1993.Barbara Pederson
BARBARA PEDERSONSTATE OF OREGON, County of Lane) ss.On this 16 day of November, 1993,Personally appeared the above named BARBARA PEDERSON and
acknowledged the foregoing instrument to be her voluntary act
and deed.Before me: Sharon M. Maloney
Notary Public for Oregon
My Commission Expires: 9/4/94STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co
on this 1st day of Dec. A.D. 19 93
at 10:36 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 31878
Evelyn Biehn County Clerk
By Sharon M. Maloney Deputy.

Fee, \$30.00