

74586

01-18-94A10:40 RCVD

Vol. 1994 Page 1710

#01041015/TO 41015  
AFTER RECORDING RETURN TO:

FILOMENO A. RODRIGUEZ  
PATRICIA J. RODRIGUEZ

212 N. 3rd  
Klamath Falls, OR 97601

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

KENNETH S. DUGAN hereinafter called GRANTOR(S), convey(s) to  
FILOMENO A. RODRIGUEZ and PATRICIA J. RODRIGUEZ, husband and  
wife hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Lots 1, 2, 13, 14 and 15, BLOCK 38, BUENA VISTA DDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

Code 1 Map 3809-30AB TL 100

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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  
\$20,000.00.

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 14 day of January 1994.

Kenneth S. Dugan  
KENNETH S. DUGAN

STATE OF OREGON, County of Klamath)ss.

On this 14th day of January, 1994,

Personally appeared the above named KENNETH S. DUGAN and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Carol Johnson  
Notary Public for Oregon

My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of Jan. A.D. 19 94 at 10:40 o'clock A M... and duly recorded in Vol. 1994  
of Deeds on Page 1710

FEE \$30.00

Evelyn Biehn

County Clerk

By David M. Mucke