

76190

02-16-94A11:28 RCVD

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WARRANTY DEED

ATE #01041119
AFTER RECORDING RETURN TO:
SUSAN B. WARNER
P.O. Box 382
Sprague Ave, OR 97639

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

LARRY GARCIA and PATRICIA L. GARCIA, hereinafter called
GRANTOR(S), convey(s) to SUSAN B. WARNER, 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
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 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
\$13,000.00.

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 15th day of February 1994.

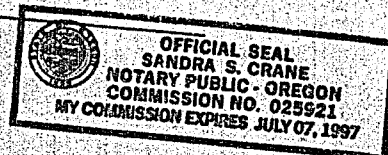
Larry Garcia
LARRY GARCIA

Patricia L. Garcia
PATRICIA L. GARCIA

STATE OF OREGON, County of KLAMATH)ss.

On February 16, 1994, personally appeared the above named LARRY GARCIA
and PATRICIA L. GARCIA and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for Oregon
My Commission Expires: July 7, 1997



Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 2800 feet South and 1133 feet East of the Northwest corner of Section 14; thence North 160 feet; thence East 180 feet; thence South 160 feet; thence West to the point of beginning.

CODE 8 MAP 3610-14CB TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 16th day
of Feb A.D., 19 94 at 11:28 o'clock AM., and duly recorded in Vol. M94,
of Deeds on Page 5149.

FEE \$35.00

Evelyn Biehn - County Clerk

By Orville Willard