

76642

02-23-94P03:46 RCVD



WARRANTY DEED

Vol. 94 Page 6012

ATE# 01041161

AFTER RECORDING RETURN TO:

BENJAMIN H. BRAVO

LUCIA C. ULLOA

2336 Wantland St
Klamath Falls, OR 97601

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

JAMES R. MC NAUGHTON and SHARON A. MC NAUGHTON, hereinafter
called GRANTOR(S), convey(s) to BENJAMIN H. BRAVO and LUCIA C.
ULLOA, not as tenants in common but w survivorship, hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 4, Block 303, DARROW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-33DA Tax Lot 12200

"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
\$40,000.00.

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 3rd day of February 1994.

X James R. McNaughton by Sharon A. McNaughton
JAMES R. MC NAUGHTON attorney in fact

X Sharon A. McNaughton
SHARON A. MC NAUGHTON

STATE OF ARKANSAS, County of Washington ss.

On February 11th, 1994, personally appeared the above
named JAMES R. MC NAUGHTON BY SHARON A. MC NAUGHTON, his
attorney in fact and SHARON A. MC NAUGHTON and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Pauline Ann Park
Notary Public for ARKANSAS

My Commission Expires: 2-13-04

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STATE OF ARKANSAS, County of Washington)ss.

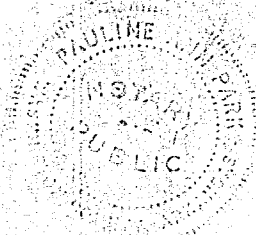
On February 11th, 1994, personally appeared the above named JAMES R. MC NAUGHTON BY SHARON A. MC NAUGHTON, his attorney in fact and SHARON A. MC NAUGHTON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for ARKANSAS

My commission expires:

2-13-04



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 23rd day
of Feb A.D., 19 94 at 3:46 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 6012
Evelyn Biehn County Clerk
By Pauline A. Biehler

FEE \$35.00