

77207

03-08-94A11:00 RCVD

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## WARRANTY DEED

#03041290/#41345  
AFTER RECORDING RETURN TO:

VADEN FAMILY TRUST  
647 AERO WAY  
ESCONDIDO, CA 92029

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

LARRY R. MITTNACHT hereinafter called GRANTOR(S), convey(s) to  
THE TRUSTEES OF THE BILLY WEST VADEN AND CORA VADEN FAMILY TRUST  
DATED JULY 8, 1986 hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lots 19 and 20, Block 28, SECOND ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29AC TL 6300

"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 those apparent on 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  
\$65,000.00.

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 27 day of March, 1994.

Larry R. Mittenacht  
LARRY R. MITTNACHT

STATE OF OREGON, County of Klamath)ss.

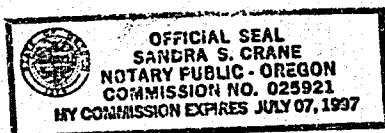
On this 27 day of March, 1994,

Personally appeared the above named LARRY R. MITTNACHT and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Sandra S. Crane  
Notary Public for Oregon  
My Commission Expires: 7-7-97

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:



Aspen Title Co  
on this 8th day of March A.D., 19 94  
at 11:00 o'clock AM and duly recorded  
in Vol. M94 of Deeds Page 7148  
Evelyn Biehn County Clerk  
By Sandra S. Crane  
Deputy.

Fee, \$30.00