

81186

05-17-94P03:59 RCVD

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. 194 Page 15615

#0304164D
AFTER RECORDING RETURN TO:

LUISA PEREZ MENDEZ
725 MARTIN STREET
KLAMATH FALLS, OR 97601

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

MICHAEL L. RUFF and JOYCE E. RUFF, husband and wife, hereinafter
called GRANTOR(S), convey(s) to LUISA PEREZ MENDEZ, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

The North 40 feet of Lots 486 and 487, Block 114, MILLS ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
of Oregon.

Code 1 Map 3809-33AC TL 9100

"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
\$36,000.00.

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 16th day of May 1994.

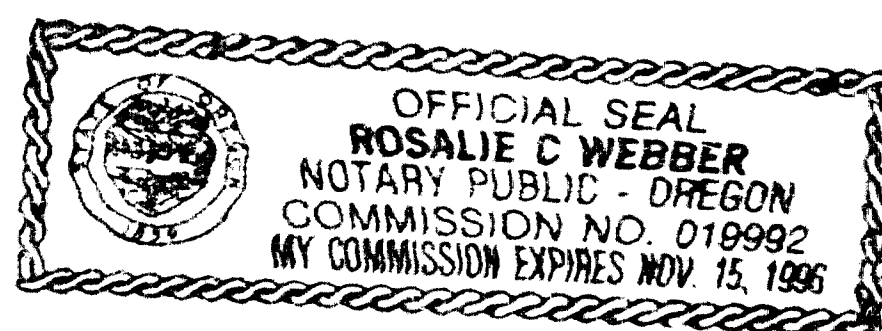
Michael L. Ruff
MICHAEL L. RUFF

Joyce E. Ruff
JOYCE E. RUFF

STATE OF OREGON)
County of Washington) ss.

The foregoing instrument was acknowledged before me this 16th
day of May, 1994, by MICHAEL L. RUFF and JOYCE E. RUFF.

Before me: Rosalie C. Webber
Notary Public for Oregon
Commission No. 019992
My Commission Expires: 11-15-96



RECEIVED

15616

SECRET

10860 90 10 10 10 10 10

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Aspen Title Co
of May A.D., 19 94 at 3:59 o'clock P M., and duly recorded in Vol. M94 day
of Deeds on Page 15615

FEE \$35.00

On Page 15615.
Evelyn Biehn County Clerk

By Quentin N. Williams County Clerk

[illegible]

Abstract

(S) (U) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)

1. The following statement was acknowledged before me this 11th day, 1964, by MICHAEL J. RYAN and JOHN E. RUFF.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.