WARRANTY DEED

Vol.m94 Page 15615

#03041640 AFTER RECORDING RETURN TO:

LUISA PEREZ MENDEZ 725 MARTIN STREET KLAMATH FALLS, DR 97601

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

MICHAEL L. RUFF and JDYCE E. RUFF, husband and wife, hereinafter called GRANTOR(S), convey(s) to LUISA PEREZ MENOEZ, 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

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 DRS 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

In construing this deed and where the context so requires, the

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of May 1994.

Invest Ed Buss

STATE OF DREGON

County of Whingfor

The foregoing instrument was acknowledged before me this Moth day of May, 1894, by MICHAEL A. RUFF and JOYCE E. RUFF.

Notary Public for Oregon Commission No. 1997

My Commission Expires:

11-15-96



WARRARTY OFFO

15616

arabata seng тот при нестрия выполнительной

COLBA CERSES NEMBER 725 MARIEN STREET

HEARALE SALTS ARE START

STATE OF OREGON			
STATE OF OREGON: COUNTY OF KLAMATH:	SS.		
Filed for record at request of	Aspen Title Co		the 17.
of A.D., 19 _94 _ at	3:59 o'clock _	P.M., and duly	ecorded :- V

o'clock PM., and duly recorded in Vol. M94 Deeds _ on Page ___ 15615 FEE \$35.00 Evelyn Biehn
By · County Clerk ne Millinder

THE THE CITY OF KLANATH PARTS, IN THE COURTY OF RESERVE stages to the

PHILIP DATE-RUST GENERAL STOR

WI HELECHERL ALIT MOL WIT ON ORE OF THE UNOUSPIL DESCRIPED IN did that did date and an accompanion con accompanion and and add more and accompanion accompanion and accompanion accompanion accompanion accompanion accompanion accompanion and accompanion accompan TARE TRAINCREATE IN VAULEIAUR OF ACTUARITATION ONL LAWS ARE WILL OF THE STRUKTHE THE STRUKTHE THE STRUKTHE THE PROPERTY SHOWLD CHECK WITH THE PROPERTY SHOWLD CHECK WITH THE STRUKTHEST OF THE S PERSON AUGUINERS FOR TILLETO IN PROPERTY SHOULD VACED A APPROPRIATE CLIY OR COUNTY PLANNING OLPARTHER I I VERSEY APPROVED USES AND TO DETERMINE ANY LIMITS ON LATER 190.1 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 39.190.1

and increment(s) that granter is the number of the above dayerform and increments items, conditions. premarry items of all encumberness except covenants, conditions premare in the constitutions, remarkables, rights, rights of any and eacerotic effects of the items, the any and apparent upon the land.

the one casesag its lanispe emer out books bas taction live bas . evods nuode as teason, except as shows the par

The true and actual consideration for this transfer is

is construing this dead and chees the consext so requires, the singular includes the placel.

th attract wherefor, the grantor has executed this tust, paret this gard day of hay 1994. JOYUF E. RUFF

नेत्रमा हिन्दु । स्वरमा हिन्दु । स्वर्

(1996年 - **4033年918 - 310** - 31**4** 12 (1986年 - 1987 C. Pally of Malley Co. V. Innov.

The consequing instrument was acknewledged before me thic Mark to see of May, 1994, by Brewoll t. RHTF and JUNE F. RUFF.

Before wet stor Bresses Commission No. My Comaission Expires: