

87394

09-06-94 11:06 RCVD

**Aspen**  
TITLE & ESCROW INC.

WARRANTY DEED

Vol. m94 Page 27744

ATE #02042146  
AFTER RECORDING RETURN TO:  
MR. & MRS. ART ALANIZ  
1020 BISMARCK STREET  
KLAMATH FALLS, OR 97601

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

CHARLES O. RASDAL and JANICE C. RASDAL, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to ART ALANIZ and KELLY  
ALANIZ, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 2, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3800-19CC Tax Lot 2700

"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 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 appurtenant 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  
\$20,000.00.

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 26th day of August 1994.

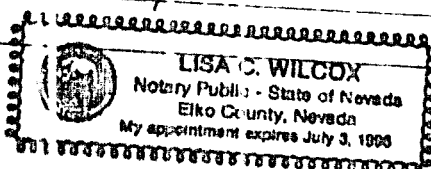
Charles O. Rasdal  
CHARLES O. RASDAL

Janice C. Rasdal  
JANICE C. RASDAL

STATE OF NEVADA, County of Elko ) ss.

On August 30th, 1994, personally appeared the above named  
CHARLES O. RASDAL and JANICE C. RASDAL and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Lisa C. Wilcox  
Notary Public for NEVADA  
My Commission Expires:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day  
of Sept. A.D. 19 94 at 11:06 o'clock A.M. and duly recorded in Vol. M94  
of Deeds on Page 27744

FEES \$30.00

Evelyn Biehn

County Clerk

By Danene Mendenhall