

# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED

ATE #02042274

AFTER RECORDING RETURN TO:

MR. &amp; MRS. FRANK J. ALARCON

~~4427 BISHOP STREET 5431 TINGLEY LANE~~

KLAMATH FALLS, OR 97603

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

JEFFREY GEORGE BRACE, hereinafter called GRANTOR(S), convey(s)  
to FRANK J. ALARCON and FRANCES ALARCON, husband and wife,  
hereinafter called GRANTEE(S) all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 7, Block 4, SECOND ADDITION TO ALTAMONT ACRES, in the County  
of Klamath, State of Oregon.

Code 41 Map 3909-10DC Tax Lot 1200

"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  
\$60,000.00.

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 14th day of August 1994.

Jeffrey George Brace  
JEFFREY GEORGE BRACE

STATE OF Washington, County of X King ) ss.

On September X 23rd, 1994, personally appeared the above  
named JEFFREY GEORGE BRACE and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me: X Pam M Adams 9/23/94  
Notary Public for X Ballantyne Auto Licensing  
My Commission Expires: X 9/29/97

STATE OF OREGON.  
County of Klamath ss.

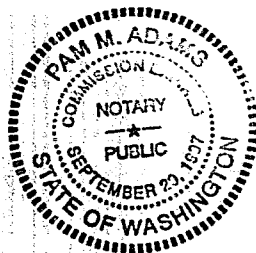
Filed for record at request of:

Aspen Title co

on this 30th day of Sept A.D. 19 94  
at 10:56 o'clock A M. and duly recorded  
in Vol. M94 of Deeds Page 30635  
Evelyn Biehn County Clerk

By Pauline M. Adams  
Deputy.

Fee. \$30.00



Pam M Adams