

89400  
**Aspen**  
TITLE & ESCROW, INC.  
ATE #02042293

WARRANTY DEED

Vol. m94 Page 31571

AFTER RECORDING RETURN TO:  
MR. & MRS. MICHAEL GENE ESQUEDA  
6740 Millerton Ave.  
Glennville, Ga. 30503

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

JAMES A. FLETCHER and KAREN K. FLETCHER, husband and wife, hereinafter called GRANTOR(S), convey(s) to MICHAEL GENE ESQUEDA and TAMMY L. ESQUEDA, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 8, Block 8, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

Code 141 Map 3809-360C Tax Lot 3500

"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

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 \$105,000.00.

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 23rd day of September, 1994.

*x* *James A Fletcher*  
JAMES A. FLETCHER

Karen K Fletcher  
KAREN K. FLETCHER

STATE OF OREGON, County of ..... JOSEPHINE

This instrument was acknowledged before me on September 27, 1988.

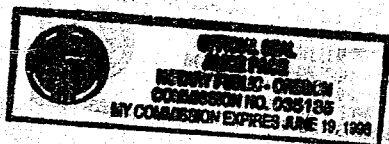
by JAMES A. FLETCHER AND KAREN K. FLETCHER, 1994

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_.

by \_\_\_\_\_, 19\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



My Commission expires June 19, 1998

Alice Pace  
Notary Public for Oregon.

31572

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 10th day  
of Oct A.D. 19 94 at 10:42 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 31571

FEE \$35.00

Evelyn Biehn - County Clerk

By *[Signature]*