

WARRANTY DEED

Vol.m94 Page 31571

ATE #02042293

AFTER RECORDING RETURN TO: MR. & MRS. MICHAEL GENE ESQUEDA Blamath Jule, DE97603

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

JAMES A. FLETCHER and KAREN K. FLETCHER, husband and wife, JAMES A. FLETCHER and RAKEM A. FLETCHER, HUSDAND and WITE, hereinafter called GRANTOR(S), convey(s) to MICHAEL GENE ESQUEDA and TAMMY L. ESQUEDA, husband and wife, hereinafter called GRANTER(S) and that real property situated in the County of GRANIEE(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 APPROVED USES AND TO DETERMINE AND ITMITS ON LAWSHITS ACAINST 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

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of September, 1994.

JANES A. FLETCHER

This instrument was acknowl	edged before me on Sept	ember 27,	
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