

90522

11-02-94 10:52 RC

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After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. K-47313  
ESCROW NO. 27-22383  
TAX ACCT. NO. 164253  
MAP #

GRANTEE'S NAME AND ADDRESS:

JULIANO F BARAGAS  
P O BOX 992  
SHADY COVE, OR 97539

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

EDWARD E PATTON and LOIS K PATTON Grantor,

conveys and warrants to:

JULIANO F BARAGAS and LUISE T BARAGAS, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 30.930.

The true consideration for this conveyance is \$5,000.00. However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 28<sup>th</sup> day of OCTOBER, 1994.

GRANTOR(S):

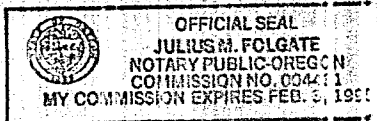
Edward E Patton  
EDWARD E PATTON

Lois K Patton  
LOIS K PATTON

STATE OF OREGON, County of CLATSOP ) ss.

This instrument was acknowledged before me on OCTOBER 14, 1994,  
by EDWARD E PATTON and LOIS K PATTON

Julius M Folgate  
Notary Public for Oregon

My commission expires: 2-3-95

LOT 10 IN BLOCK 5 OF TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## SUBJECT TO:

1. RESERVATIONS CONTAINED IN THE DEDICATION OF TRACT NO. 1042, TWO RIVERS NORTH, AS SHOWN ON THE PLAT.
2. RESERVATIONS AND RESTRICTIONS IN DEED DATED JULY 11, 1978 AND RECORDED SEPTEMBER 28, 1989 IN VOLUME M83 PAGE 18310, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 2nd day  
of Nov A.D., 19 94 at 10:12 o'clock A.M., and duly recorded in Vol. M94,  
of Deeds on page 33964.  
Evelyn Bighn County Clerk  
By [Signature]

FEE \$35.00