

**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

#03042781  
AFTER RECORDING RETURN TO:

CARMEN MONS  
5876 CRAWFORD RD.  
TRAIL, OR 97541

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

BRUCE V. SPURGEON and KATHLEEN E. SPURGEON, husband and wife ,  
hereinafter called GRANTOR(S), convey(s) to CARMEN MONS  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Parcel 4, Lot 1, Map of Survey as recorded in Volume M-70 at  
Page 783, in the County of Klamath, State of Oregon.

CODE 81 MAP 3611-10C0 TL 100

"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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$3,000.00.

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 10<sup>th</sup> day of February, 1995.

Bruce V. Spurgeon  
BRUCE V. SPURGEON

Kathleen E. Spurgeon  
KATHLEEN E. SPURGEON

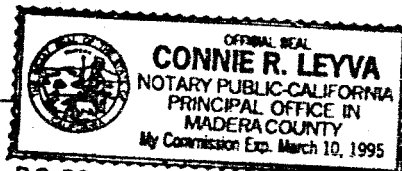
STATE OF CALIFORNIA )  
COUNTY OF MADERA ) ss.

On February 10, 1995, before me, CONNIE R. LEYVA,  
personally appeared BRUCE V. SPURGEON and KATHLEEN E. SPURGEON  
personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature

Connie R. Leyva

My commission expires: 3-10-95



P.O. BOX 2229, OAKHURST, CA 93644

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day of Feb A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 3292.

FEE \$35.00

Bernetha G. Letsch - County Clerk

By [Signature]

Map of Survey as recorded in Volume M-10 of the County of Klamath, State of Oregon.

100

... WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN ... IN VIOLATION OF APPLICABLE LAND USE LAWS AND ... BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE ... THE PROPERTY SHOULD CHECK WITH THE ... OR COUNTY PLANNING DEPARTMENT TO VERIFY ... TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST ... PRACTICES AS DEFINED IN ORS 30.320.

... that grantor is the owner of the above described ... all encumbrances except covenants, conditions, ... reservations, rights, title of way and easements ... and apparent upon the land, contracts and/or ... under drainage.

... and defend the same against all persons who may ... the same, except as shown above.

... consideration for this transfer is

... in this deed and where the context so requires, the ... the plural.

... the grantor has executed this instrument ... 1995.

KATHLEEN E. SPURGEON

[Signature]

... 1995, before me, ... KATHLEEN E. SPURGEON and KATHLEEN E. SPURGEON ... proved to me on the basis of ... (the person(s) whose name(s) is/are ... within instrument and acknowledged to me that ... in his/her/their authorized ... by his/her/their signature(s) on the ... the party upon behalf of which the ... executed the instrument.

