



## WARRANTY DEED

ASPEN TITLE #01043367

AFTER RECORDING RETURN TO:  
GRANT THACKER  
367 JACQUELINE RD.  
CAMPBELL RIVER, BC CANADA V9W 7L3

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

JULIAN PENA and CARMEN A. PENA, hereinafter called GRANTOR(S), convey(s) to GRANT THACKER, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 7 and 9, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28CC TAX LOT 900  
CODE 1 MAP 3809-28CC TAX LOT 1100

"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, Trust Deed including the terms and provisions thereof, recorded August 16, 1989 in Book M89, Page 15182, in favor of Robert D. Anderson and Laura E. Anderson, which Trust Deed Grantees herein AGREE to assume and pay according to the terms and conditions contained therein,

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 \$38,000.00.

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 21st day of June 1995.

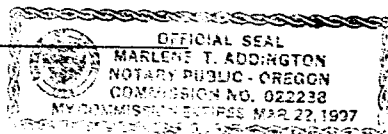
X Julian Pena  
JULIAN PENA

X Carmen A. Pena  
CARMEN A. PENA

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 23rd day of June, 1995, by JULIAN PENA and CARMEN A. PENA.

Before me: Marlene T. Addington  
Notary Public for OREGON  
My Commission Expires: 3-22-97



1984

17922

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day  
of July A.D., 19 95 at 11:33 o'clock A. M., and duly recorded in Vol. M95,  
of Deeds on Page 17921.

Bernetha G. Letsch County Clerk

By Spith

FEE

\$35.00