



#03043501

AFTER RECORDING RETURN TO:

JOHN R. DURAN

P.O. Box 660KENO, OR 97627

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

## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 1st day of August A.D. 19 95  
at 3:40 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 20120

Bernetha G. Letsch, County Clerk

By Marilyn Anita

Deputy.

Fee, \$30.00

BARBARA A. TRUITT, hereinafter called GRANTOR(S), convey(s) to  
JOHN R. DURAN, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 3, Block 2, KENO WHISPERING PINES, in the County of Klamath,  
State of Oregon.

Code 106 Map 4008-600 TL 1200

"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 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  
\$21,000.00.

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 17th day of July, 1995.

Barbara A. Truitt  
BARBARA A. TRUITT

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On July 24, 1995, before me Christina Lamoureux, Notary Public  
personally appeared BARBARA A. TRUITT personally known to me (or  
proved to me on the basis of satisfactory evidence) to be the  
person (X) whose name (X) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity (X), and that by  
his/her/their signature (X) on the instrument the person (X) or  
the entity upon behalf of which the person (X) acted, executed  
the instrument.

WITNESS my hand and official seal.

Signature Christina LamoureuxMy commission expires Feb 16, 1999