

8912

WARRANTY DEED Vol. M95 Page 30720

MTC36450NF

FLORA C. BAUTISTA,

Grantor(s) hereby grant, bargain, sell and convey  
JOSE JESUS LEMUS, <sup>and</sup> MAGDELENA LEMUS and ELISEO LEMUS, with the rights of survivorship  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 659 in Block 116 of MILLS ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 56,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2234 DARROW AVENUE, KLAMATH FALLS, OR 97601

Dated this 6 day of 11, 1995

Flora C. Bautista  
FLORA C. BAUTISTA

## NOTARY ACKNOWLEDGEMENT

STATE OF California ss. Nov. 6 19 95  
COUNTY OF Orange  
Personally appeared the above named Flora C. Bautista

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Ana E. Hernandez  
Notary Public for California  
My commission expires 8/30/96

Return to:

JOSE JESUS LEMUS  
2234 DARROW AVENUE  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company  
on this 9th day of November A.D., 19 95  
at 3:41 o'clock P.M. and duly recorded  
in Vol. M95 of Deeds Page 30720.  
Bernetha G. Letsch County Clerk  
By Annette Mueller Deputy.

Fee, \$30.00

11-09-95P03:41 RCVD