

MTC36450NF

FLORA C. BAUTISTA,

Grantor(s) hereby grant, bargain, sell and convey JOSE JESUS LEMUS, 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.



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

(seal)

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