

11016

'95 DEC 26 AM 1:20

Vol. 95 Page 35044

**Aspen**  
 TITLE & ESCROW, INC.

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044112

 AFTER RECORDING RETURN TO:  
 JOSEPH P. & MARIEKE SCHUURS ARPAIA  
5230 Reef Way  
Oxnard Ca 93035

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

 STEPHEN B. MILISTEFR AND CLAUDIA SUE MILISTEFR, hereinafter  
 called GRANTOR(S), convey(s) to JOSEPH P. ARPAIA AND MARIEKE  
 SCHUURS ARPAIA, HUSBAND AND WIFE, hereinafter called GRANTEE(S),  
 all that real property situated in the County of Klamath, State  
 of Oregon, described as:

 Lot 4, Block 17, Tract No. 1112, EIGHTH ADDITION TO SUNSET  
 VILLAGE, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12CD TAX LOT 300

 "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  
 \$119,900.00.

 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 18TH day of DECEMBER, 1995.

Stephen B. Milistefer  
 STEPHEN B. MILISTEFR

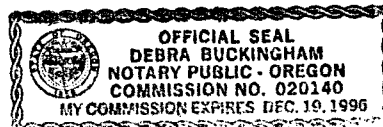
Claudia Sue Milistefer  
 CLAUDIA SUE MILISTEFR

 STATE OF Oregon  
 County of Klamath

 On 1220, 1995, STEPHEN B. MILISTEFR AND CLAUDIA SUE  
 MILISTEFR personally appeared before me,

☒ who is personally known to me  
☐ whose identity I proved on the basis of AD  
☐ whose identity I proved on the oath/affirmation of

 \_\_\_\_\_, a credible witness  
 to be the signer of the above document, and he/she acknowledged  
 that he/she signed it.

Debra B. Buckingham  
 Notary Public for CALIFORNIA Oregon  
 My Commission Expires: Klamath


STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 26th day  
of Dec A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 35044.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Danica Muelendor