

11016

95 DEC 26 AM 1:20

Volm 95 Page 35044



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044112

AFTER RECORDING RETURN TO:  
JOSEPH P. & MARIEKE SCHUURS ARPAIA

Said Real Prop  
Oregon Co 97635

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

STEPHEN B. MILISTEER AND CLAUDIA SUE MILISTEER, 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.

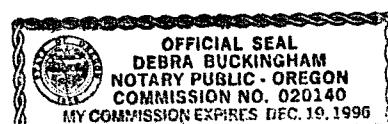
Stephen B. Milisteer  
STEPHEN B. MILISTEER

Claudia Sue Milisteer  
CLAUDIA SUE MILISTEER

STATE OF Oregon  
County of Klamath

On 12/20, 1995, STEPHEN B. MILISTEER AND CLAUDIA SUE  
MILISTEER 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: 12/31/96



35045

35045

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 26th day  
of Dec 1995 at 11:20 o'clock A.M., and duly recorded in Vol. M95,  
of Deeds on Page 35044.

Bernetha G. Letsch, County Clerk  
By Daniel M. Lundow

Fee \$35.00

Unofficial copy