

MTC 36969MS

CLARK WROTEN and DEBRA WROTEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
ERLINDA ESPITIA PENA

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 9 IN BLOCK 115 OF BUENA VISTA 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 \$ 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1530 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 26th day of Dec, 19 95

Clark Wroten
CLARK WROTEN

Debra Wroten
DEBRA WROTEN

NOTARY ACKNOWLEDGEMENT

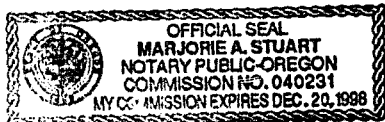
STATE OF Oregon SS. Dec 26 19 95

COUNTY OF Klamath

Personally appeared the above named

Clark Wroten
Debra Wroten

and acknowledged the foregoing instrument to be this voluntary act.



(seal)

Before me:

Marjorie A. Stuart

Notary Public for

My commission expires

Oregon
12/20/98

Return to:

ERLINDA ESPITIA PENA
1530 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 28th day of Dec A.D., 19 95
at 3:36 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 35417

Bernetha G. Letsch County Clerk

By Debra Wroten

Fee.

\$30.00

Deputy.

95 DEC 28 P3:36