

96 JAN 11 P3:47

**Aspen**  
TITLE & ESCROW, INC.

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044073

AFTER RECORDING RETURN TO:

PAMELA S. RIEDY and KENNETH L. GREGG1414 Pamela Drive  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JOSE MANUEL MUINOS and PATRICIA A. MUINOS, hereinafter called  
GRANTOR(S), convey(s) to PAMELA S. RIEDY and KENNETH L. GREGG, not as tenants\*\*  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:  
\*\*in common, but with full rights of survivorship,  
Lot 6, Block 7, Tract No. 1003, THIRD ADDITION TO MOYINA, in the  
County of Klamath, State of Oregon.

Code 141 Map 3809-36CD TL 600

*B.S.R.*  
"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  
\$98,000.00.

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 3rd day of January, 1996.

*Jose Manuel Muinos*  
JOSE MANUEL MUINOS*Patricia A. Muinos*  
PATRICIA A. MUINOSSTATE OF WashingtonCounty of Spokane

On January 8, 1996, JOSE MANUEL MUINOS and PATRICIA A. MUINOS  
personally appeared before me,

X who is personally known to me

\_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_

\_\_\_\_\_ whose identity I proved on the oath/affirmation of  
\_\_\_\_\_, a credible \_\_\_\_\_

to be the signer of the above document, and he/she  
that he/she signed it.

*Barbara J. Ray*  
Notary Public for Spokane  
My Commission Expires: Jan. 26, 1998



JAN 11 1996

WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 11th day  
of Jan A.D., 19 96 at 3:47 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 980

FEE \$35.00

By Bernetha G. Leach, County Clerk

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:  
"1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:  
"1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:  
"1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:  
"1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:  
"1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:  
"1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

1003-1004-1005 and PATRICIA A. RUINS, hereinafter called  
"the grantors" do hereby grant, sell, convey and warrant unto  
the grantee, all that real property situated in the County of  
Klamath, State of Oregon, described as:

