

WARRANTY DEED

ASPEN TITLE #05044128

AFTER RECORDING RETURN TO: PEDRO PEREZ & SILVIA PACHECO NERI 1861 HOPE STREET KLAMATH FALLS, OREGON 97603

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

PEDRO PEREZ NERI, AKA, PEDRO NERI PEREZ AND SILVIA PACHECO NERI hereinafter called GRANTOR(S), convey(s) to PEDRO PEREZ NERI AND SILVIA PACHECO NERI, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 74, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2BA TL 6700

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except those convenants, conditions, restrictions, Reservations, rights, rights of way and easements of record.

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 TO CLEAR TITLE.

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 5TH day of JANUARY, 1996.

PEDRO PEREZ NERI

Silvia tachces-Iden

STATE OF OREGON County of KLAMATH OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES NEC. 19.1996

0n _	/-8 ,	1996,	PEDRO	PEREZ	NERI	AND	SYLVIA	PACHECO	NERI
pers	onally	appear	ed befo	ore me	,				
		who is	perso	nally	knowr	ı to	me		

| X | whose identity I proved on the basis of \(\int\text{D} \) | whose identity I proved on the oath/affirmation of

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

Notary Public for OREGON
My Commission Expires: 12-19-90

Filed f	for record at request of	Aspen Ti	tle	the 12th
of	Jan A.D.,	19 96 at 11:18 Deeds	o'clock A	_ M., and duly recorded in VolM96
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