



## WARRANTY DEED

#03043957  
AFTER RECORDING RETURN TO:

MARTHA E. PIGEON  
3831 HOPE STREET  
KLAMATH FALLS, OR 97603

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

MARTHA E. PIGEON, WHO ACQUIRED TITLE AS MARTHA E. BORCHARD  
hereinafter called GRANTOR(S), convey(s) to MARTHA E. PIGEON  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lots 33 and 34 and the E 1/2 of Lot 32, Block 6, ST. FRANCIS  
PARK, in the County of Klamath, State of Oregon.

Code 41 Map 3909-2CA TL 5200

"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 covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent on 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 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 26th day of January, 1996.

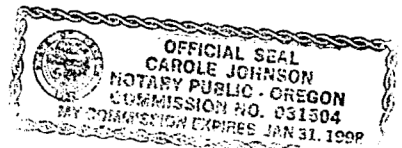
Martha E. Pigeon  
MARTHA E. PIGEON

STATE OF OREGON, County of Klamath)ss.

On this 30<sup>th</sup> day of January, 1996,

Personally appeared the above named MARTHA E. PIGEON and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 31st day  
of Jan A.D., 19 96 at 3:48 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 2877

FEE \$30.00

By Bernetha G. Letsch County Clerk