

96 MAR 28 P3:28



WARRANTY DEED

STATE OF OREGON, ss.
County of Klamath

#03044402
AFTER RECORDING RETURN TO:

Filed for record at request of:

ISMAEL MORELOS
REFUGIO MORALES
2244 Vine Avenue
Klamath Falls, OR 97601

Aspen Title & Escrow
on this 28th day of March A.D. 19 96
at 3:28 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 8699
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

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

Fee, \$30.00

STEVEN D. PITT, hereinafter called GRANTOR(S), convey(s) to
ISMAEL MORELOS and REFUGIO MORALES, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 566, Block 115, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1 Mpa 3809-33AC TL 17200

*I.M.O.
Rim.*

"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 Contract
recorded in Book M89 at page 6432, which Grantee herein does
not assume nor agree to pay, 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
\$45,000.00.

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 21st day of March, 1996.

X Steven D. Pitt
STEVEN D. PITT

STATE OF COLORADO)
County of El Paso) ss.

The foregoing instrument was acknowledged before me this 22
day of March, 1996, by STEVEN D. PITT.

Before me, Brenda Lawrence
Notary Public for Colorado
My Commission Expires: 4/30/97

