

96 MAR 28 P3:28



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

#03044402

AFTER RECORDING RETURN TO:

ISMAEL MORELOS

REFUGIO MORALES

2244 Vine Avenue  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrowon 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.

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.*  
*R.M.* "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