

96 APR -1 A11:27



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044404

AFTER RECORDING RETURN TO:
Mr. and Mrs. Keith E. Allen1042 Mercurian Dr.
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOSEPH M. PEREZ, hereinafter called GRANTOR(S), convey(s) to
KEITH E. ALLEN AND MARIAN G. ALLEN, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:The North 88 feet of Lot 6, Block 63, BUENA VISTA ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-29BC, TAX LOT 3300

MA
1528

"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, contracts and/or
liens for irrigation and/or drainage,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
\$45,260.00.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 1st day of April, 1996.

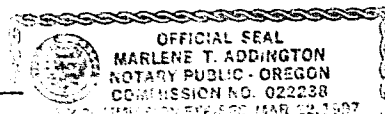
Joseph M. Perez
JOSEPH M. PEREZ

STATE OF OREGON, COUNTY OF KLAMATH)ss

On April 1, 1996, JOSEPH M. PEREZ, personally appeared
JOSEPH M. PEREZ, who acknowledged the foregoing to be his
voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 1st day
of April A.D., 19 96 at 11:27 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 8990.

FEE \$35.00

Bernetha G. Leach, County Clerk

By L. P. Haly