

16536



96 APR 17 AM 12:28

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044505

STATE OF OREGON,
County of Klamath ss.

AFTER RECORDING RETURN TO:
MR. AND MRS. PHILLIP BETTIN
511 PELICAN STREET
KLAMATH FALLS, OR 97601

Filed for record at request of:

Aspen Title & Escrow

on this 17th day of April A.D., 19 96
at 11:28 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 10664

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

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

SYDNEY BECKERMAN AND BERNICE BECKERMAN, hereinafter called GRANTOR(S),
convey(s) to PHILLIP LEROY BETTIN AND SHARON LEE BETTIN, husband and wife,
hereinafter called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 2, Block 20, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 map 3809-19DC TAX LOT 800

"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 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 \$89,000.00.

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 12th day of April, 1996.

[Signature]
SYDNEY BECKERMAN

[Signature]
BERNICE BECKERMAN

STATE OF OREGON, County of Klamath)ss.

On this 12TH day of April, 1996,

Personally appeared Sydney Beckerman and Bernice Beckerman and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: March 22, 1997

