

17310

12462

Vol. 796 Page

Aspen
TITLE & ESCROW, INC.

Republic of Bolivia)
Department of La Paz)
City of La Paz) S.S.
Embassy of the)
United States of America)

WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Ferdinand Padilla
6711 Shasta Way
Klamath Falls, OR. 97603

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

RICHARD ORIS PERSONS and JEANINE M.S. PERSONS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ROSALINA J. PADILLA
and FERDINAND PADILLA, wife and husband, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 3 in Block 4 of SECOND ADDITION TO MOYINA, in the County of
Klamath, State of Oregon.

Code 141, Map 3809-36DC, Tax Lot 7400

"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
\$125,000.00.

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 17TH day of April, 1996.

Richard Oris Persons
RICHARD ORIS PERSONS

Jeanine M.S. Persons
JEANINE M.S. PERSONS

On April 26 APR. 1996, 1996, RICHARD ORIS PERSONS and JEANINE M.S.
PERSONS, personally appeared before me,

____ who are personally known to me

X whose identity I proved on the basis of U.S. PASSPORTS

____ whose identity I proved on the oath/affirmation of
____, a credible witness

to be the signers of the above document, and they acknowledged
that they signed it.

Jeanne Schulz
Notary Public for JEANNE L. SCHULZ
My Commission Expires: Consul General Of The
Does not expire United States Of America

96 MAY -1 P4:00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 1st day
of May A.D., 19 96 at 4:00 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 12462.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]

RECEIVED
CLERK OF COUNTY OF KLAMATH
MAY 1 1996

12463