



## WARRANTY DEED

STATE OF OREGON.  
County of Klamath ss.

#03044656

AFTER RECORDING RETURN TO:

Filed for record at request of:

ANTONIO RAMIREZ AGUILAR

ROSA MARIA DE DIOS

2037 ABILENEKLAMATH FALLS, OR 97601

Aspen Title &amp; Escrow

on this 3rd day of May A.D. 19 96  
at 11:23 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page: 12712

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

DON CALLAWAY, hereinafter called GRANTOR(S), convey(s) to  
ANTONIO RAMIREZ AGUILAR and ROSA MARIA DE DIOS, husband and  
wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described as:

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

Code 4 Map 3909-5CA TL 1900

"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 Trust Deed  
recorded in Book M-90 at page 7894, which Grantees herein do  
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.

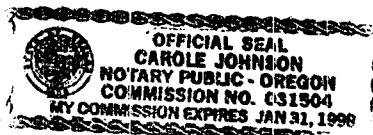
The true and actual consideration for this transfer is  
\$17,900.00.

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 May, 1996.

[Signature]  
DON CALLAWAY

STATE OF OREGON )  
 ) ss.  
County of Klamath )



The foregoing instrument was acknowledged before me this 1st  
day of May, 1996, by DON CALLAWAY.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

96 MAY -3 AM 123

RA R.V.