



## WARRANTY DEED

#03044445  
AFTER RECORDING RETURN TO:

JAVIER HERNANDEZ  
MARIA D. HERNANDEZ  
P.O. BOX 331  
MAJIN, OR 97631

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

HOUSING AMERICA, INC., hereinafter called GRANTOR(S), convey(s)  
to JAVIER HERNANDEZ and MARIA D. HERNANDEZ, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 1, Block 2, Tract 1181, situated in Government Lot 6,  
Section 16, Township 41 South, Range 12 East of the Willamette  
Meridian, in the County of Klamath, State of Oregon.

Code 13 Map 4112-16DB TL 2600

"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  
\$55,000.00.

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 30th day of April, 1996.

HOUSING AMERICA, INC.

BY: Becky Hickey

STATE OF OREGON )

) ss.

County of Klamath )



The foregoing instrument was acknowledged before me this 6<sup>th</sup> day  
of May, 1996, by BECKY HICKEY of HOUSING AMERICA,  
INC., an Oregon corporation, on behalf of the corporation.

Before me: Carol Johnson

Notary Public for Oregon

My commission expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day  
of May A.D. 19 96 at 11:31 o'clock AM. and duly recorded in Vol. M96  
of Deeds on Page 13819.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Cheryl Russell

96 MAY 14 AM 1:31

D-H  
MDH

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