

17936

'96 MAY 15 A9:00

## WARRANTY DEED

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UTC37767145

FRANCINE E. WEBBER, WHO ACQUIRED TITLE AS FRANCINE E. HUNT,  
Grantor(s) hereby grant, bargain, sell and convey to:  
MANUELA PASCUAL, an unmarried person and JUAN MANUEL TORRES, an unmarried  
person, with rights of survivorship  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

THE SOUTHEASTERLY 63 FEET OF LOT 5 IN BLOCK 3 OF FIRST ADDITION TO  
TONATEE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 58,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4445 MEMORIE LANE, KLAMATH FALLS, OR 97603

Dated this 13th day of May, 19 96

Francine E. Webber  
FRANCINE E. WEBBER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Klamath SS. May 13 19 96

Personally appeared the above named

Francine E. Webber

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.



(seal)

Before me:  
Margaret A. Stuart  
Notary Public for Oregon  
My commission expires 12/20/98

ESCROW NO. MT37767-MS

Return to:

MANUELA PASCUAL  
4445 MEMORIE LANE  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 15th day of May A.D. 19 96  
at 9:00 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 13936

Bernetha G Letsch, County Clerk

By [Signature]

Fee, \$30.00

Deputy.