

20691

Vol. 196 Page 19556STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

#03044834

AFTER RECORDING RETURN TO:

ALBERT PEARCE
ROSELENE PEARCE2136 HERBERT
KLAMATH FALLS, OR 97601Aspen Title & Escrow
on this 1st day of July A.D. 19 96
at 3:32 o'clock P.M. and duly recorded
in Vol. 196 of Deeds Page 19556
Bernetha G Letsch, County Clerk
By Cheryl Marshall Deputy.UNTIL A CHANGE IS REQUESTED ALL TAX Fee, \$30.00
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RP

ALLEN M. ECK and DARLENE K. ECK, hereinafter called GRANTOR(S),
convey(s) to ALBERT PEARCE and ROSELENE PEARCE, 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 11, DIXON ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-2800 TL 11100

RP
"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 FEED 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."RP
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
\$10,500.00.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 13th day of June, 1996.+ Allen M. Eck
ALLEN M. ECK+ Darlene K. Eck
DARLENE K. ECK

STATE OF OREGON

County of CurryOn June 17, 1996, ALLEN M. ECK and DARLENE K. ECK personally
appeared before me,

____ who is personally known to me

☒ whose identity I proved on the basis of OR DL's____ whose identity I proved on the oath/affirmation of
____, a credible witnessto be the signer of the above document, and he/she acknowledged
that he/she signed it.Rose M. Harrell
Notary Public for OregonMy Commission Expires: 3-21-97