

21055

MTC 38359-KA

WARRANTY DEED

Vol. M96 Page 20344

COYA K. KUEHL,

Grantor(s) hereby grant, bargain, sell and convey to:

ANDRES P. AGUILERA and KAREN A. AGUILERA, husband and wife,

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 58.0 feet of Lot 18 and the Northwesterly 22.0 feet of Lot 19 of WINEMA GARDENS, 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 \$ 84,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1800 MCCLELLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 2 day of July 1996.

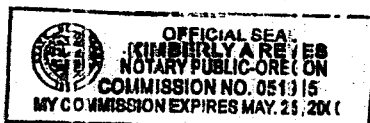
Coya K. Kuehl
COYA K. KUEHL

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. July 2 19 96
COUNTY OF KLAMATH

Personally appeared the above named COYA K. KUEHL

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ISCROW NO. MT38359-KA

Return to:

ANDRES P. AGUILERA
1800 MCCLELLAN DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of AmeriTitle the 9th day
of July A.D., 19 96 at 3:54 o'clock PM, and duly recorded in Vol. M96
of Deeds on Page 20344.

FEE \$30.00

By Bernetha G. Letsch, County Clerk