

22962

96 AUG -9 P3:54

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044999

AFTER RECORDING RETURN TO:
MR. AND MRS. GILBERT VARGAS
3136 CREST STREET
KLAMATH FALLS, OR 97603

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

ELIZABETH ANN FREDERICK, hereinafter called GRANTOR(S),
convey(s) to GILBERT G. VARGAS AND ALICIA VARGAS, husband and
wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

The S 1/2 of Lot 16, Block 6, ALTAMONT ACRES, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-10A8 TAX LOT 700

"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.

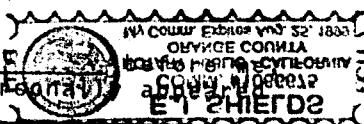
The true and actual consideration for this transfer is
\$51,000.00.

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 5th day of August, 1996.

X Elizabeth Ann Frederick
ELIZABETH ANN FREDERICK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On 8/7/96E. J. ShieldsELIZABETH ANN FREDERICK

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Continued on next page

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WARRANTY DEED
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Signature

My commission expires:

Aug 25 1999



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of August A.D., 19 96 at 3:54 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 24539.

FEE \$35.00

Bernetha G Letsch, County Clerk

By

[Signature]

WHEREAS, the undersigned, E.J. SHIELDS, a Notary Public for the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Medford, Oregon, this 9th day of August, 1996.

E.J. SHIELDS, Notary Public for the State of Oregon, My Commission Expires August 25, 1999.

AS A CONDITION OF THE FOREGOING, THE UNDERSIGNED, E.J. SHIELDS, a Notary Public for the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Medford, Oregon, this 9th day of August, 1996.

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NOTARY PUBLIC - OREGON

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