

'96 AUG 16 P3:05



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045047

AFTER RECORDING RETURN TO:
Francisco Villanueva-Lopez2530 Darrow
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

FV2
BERNICE WANDERSCHIED, hereinafter called GRANTOR(S), convey(s)
to FRANCISCO VILLANUEVA-LOPEZ, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 615 in Block 128 of MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33DA, Tax Lot 400

"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.

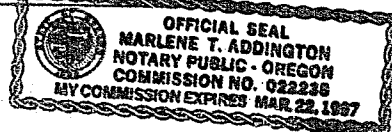
The true and actual consideration for this transfer is
\$55,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of August, 1996.

Bernice Wanderscheid
BERNICE WANDERSCHIED

STATE OF OREGON, County of Klamath)ss.

On August 16, 1996, personally appeared the above named Bernice
Wanderscheid and acknowledged the foregoing instrument to be
her voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of August A.D., 19 96 at 3:05 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 25405.

FEE \$30.00

Bernetha G Letsch, County Clerk
By [Signature]