



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045056

AFTER RECORDING RETURN TO:

Mr. and Mrs. Jose' Moreno Franco

2450 Garden Avenue
Klamath Falls, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RONALD LEE TOMPKINS and PAMELA GAYLE TOMPKINS, husband and wife, hereinafter called GRANTOR(S), convey(s) to JOSE' MORENO FRANCO and MARTINA DE DIOS VILLANUEVA, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 435, Block 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AD TL 10000

"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, 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 \$45,000.00.

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 23rd day of August, 1996.

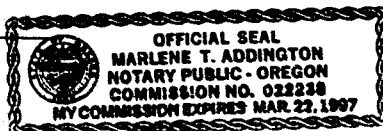
Ronald Lee Tompkins
RONALD LEE TOMPKINS

Pamela Gayle Tompkins
PAMELA GAYLE TOMPKINS

STATE OF OREGON, County of Klamath)ss.

On August 29, 1996, personally appeared RONALD LEE TOMPKINS AND PAMELA GAYLE TOMPKINS who acknowledged the foregoing instrument to be their voluntary act and deed.

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 Co the 30th day of Aug A.D., 19 96 at 11:01 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 26849

FEE \$30.00

Bernetha G. Letsch County Clerk
By Ruth Ann