

'96 SEP 19 P3:42

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03044364

AFTER RECORDING RETURN TO:
SUSAN KROUSE407 California Ave
Santa Cruz, CA 95060

Aspen Title & Escrow
on this 19th day of Sept. A.D. 19 96
at 3:42 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 29762
Bernetha G. Letsch County Clerk
By Ruthen Ross Deputy.

Fee, \$30.00

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

MARTHA E. PIGEON, hereinafter called GRANTOR(S), convey(s) to
SUSAN KROUSE, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 32, CASITAS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10CD TAX LOT 1500

"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 \$21,000.00.

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 17th day of September, 1996.

Martha E. Pigeon
MARTHA E. PIGEON

STATE OF OREGON, County of Klamath)ss.

On this 18th day of September, 1996,

Personally appeared the above named MARTHA E. PIGEON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Rhonda KOK
Notary Public for Oregon
My Commission Expires: April 10, 2000

