

'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 K. Oliver  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

