



'96 NOV 14 P3:48

WARRANTY DEED 'STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01045262

Filed for record at request of:

AFTER RECORDING RETURN TO:
Mr. and Mrs. Matthew D. Chavarria
4211 Myrtlewood Dr.
Klamath Falls, OR. 97603

Aspen Title & Escrow
on this 14th day of November A.D., 19 96
at 3:48 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 35874
Bernetha G. Letsch, County Clerk

By Kathleen Rose Deputy.

Fee, \$30.00

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

CARLENE BIRD, hereinafter called GRANTOR(S), convey(s) to
MATTHEW D. CHAVARRIA and JESSICA G. CHAVARRIA, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 16 in Block 22 of KLAMATH RIVER ACRES FOURTH ADDITION, in
the County of Klamath, State of Oregon.

Code 96, Map 3907-26D0, Tax Lot 1000

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OC "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
\$7,250.00.

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 2nd day of October, 1996.

Carlene Bird 10-8-96
CARLENE BIRD

STATE OF CALIFORNIA)
COUNTY OF Stanislaus) ss.

On October 8, 1996, before me, L.T. LEGASPI

Carlene Bird personally appeared Carlene Bird,
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person (X) whose name (X) 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.

Signature [Signature]
My commission expires: 12/3/99

