



NOV 18 P3:49

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. C1045307

AFTER RECORDING RETURN TO:
Mr. and Mrs. Arturo Flores
2243 Darrow Avenue
Klamath Falls, OR. 97601

Aspen Title & Escrow
on this 18th day of November A.D. 1996
at 3:49 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 36196
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

GUADALUPE FLORES, hereinafter called GRANTOR(S), convey(s) to
ARTURO FLORES and GUADALUPE FLORES, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 574 in Block 115, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AC, Tax Lot 18400

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those covenants,
conditions, restrictions, reservations, rights, rights of way
and easements of record.

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 TO CONVEY
TITLE ONLY.

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 11th day of November, 1996.

Guadalupe Flores
GUADALUPE FLORES

STATE OF OREGON, County of Klamath)ss.

On November 18, 1996, personally appeared Guadalupe Flores, and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Marlene T. Addington
Notary Public for Oregon, My Commission Expires: 3-22-97

