



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

