



96 NOV 22 AM 10:25

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

#01045521
AFTER RECORDING RETURN TO:CARMEN ALTAMIRANO PENA
4605 Balsam Dr
Klamath Falls, OR 97601Aspen Title & Escrow
on this 22nd day of November A.D., 19 96
at 10:25 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 36796
Bernetha G. Letsch County ClerkBy Kathleen Ross Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECONNIE L. BOONE, hereinafter called GRANTOR(S), convey(s) to
CARMEN ALTAMIRANO PENA, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:Lot 5, Block 58, SECOND HOT SPRINGS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-28CC TL 6900

"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 Trust Deed
recorded March 21, 1984 in Book M-84 at page 4591, AND Trust
Deed recorded March 25, 1994 in Book M-94 at page 8931, which
Trust Deeds the Grantee herein does not assume nor agree to pay,
and Grantor holds Grantee harmless therefrom, and Grantor shall
cause these Trust Deeds to be paid in full at the time of, or
prior to, payment in full of the All-inclusive Trust Deed
between Grantor and Grantee herein which is being recorded
simultaneously with and immediately subsequent to the recording
of this Deed.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
\$35,000.00.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 19th day of November, 1996.

CONNIE L. BOONE

STATE OF OREGON, County of Klamath) ss.

On November 21, 1996, personally appeared CONNIE L. BOONE who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Notary Public for Oregon
My Commission Expires: March 22, 1997
