


 WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

ATC NO 03045535  
AFTER RECORDING RETURN TO:  
CHARLES S. DUE  
LINDA C. DUE  
17856 LAKE DRIVE  
LAKEHEAD, CA. 96051

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

Filed for record at request of:

Aspen Title & Escrow  
on this 10th day of December A.D. 19 96  
at 3:41 o'clock P. M. and duly recorded  
in Vol. M96 of Deeds Page 38509  
Bernetha G. Letsch, County Clerk  
By [Signature] Deputy.  
Fee, \$30.00

RAFAEL A. GUEVARA, hereinafter called GRANTOR(S), convey(s) to  
CHARLES S. DUE AND LINDA C. DUE, HUSBAND AND WIFE, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of , State of Oregon, described as:

Lot 4, Block 10, FIRST ADDITION TO KLAMATH RIVER ACRES OF OREGON,  
LTD., in the County of Klamath, State of Oregon.

CODE 96 MAP 3907-2500 TL 5700

"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  
\$16,000.00.

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 9 day of December, 1996.

X [Signature]  
RAFAEL A. GUEVARA

WASHINGTON KITSAP  
STATE OF OREGON, County of Klamath)ss.

On December 9, 1996, personally appeared RAFAEL A. GUEVARA  
who acknowledged the foregoing instrument to be his voluntary  
act and deed.

[Signature]  
Notary Public for [Signature]  
My Commission Expires: 04-01-98

