



96 DEC 19 P3:39

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045519
AFTER RECORDING RETURN TO:
MARIA ESPINOSA
2221 RECLAMATION AVE.
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 19th day of December A.D., 1996
at 3:39 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 39420

Bernetha G. Letsch, County Clerk

By

Kathleen Ross

Fee, \$30.00

Deputy.

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

DELMAR L. DOTY AND EUNICE I. DOTY, hereinafter called
GRANTOR(S), convey(s) to MARIA ESPINOSA, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 761, Block 117, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TAX LOT 3300

"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
\$40,000.00.

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 18th day of December, 1996.

Delmar L. Doty
DELMAR L. DOTY

Eunice I. Doty
EUNICE I. DOTY

STATE OF OREGON, County of Klamath)ss.

On December 18, 1996, personally appeared Delmar L. Doty and
Eunice I. Doty who acknowledged the foregoing instrument to be
their voluntary act and deed.

Rhonda K. Oliver
Notary Public for Oregon

My Commission Expires April 10, 2000

