

37694

'97 MAY 14 P3:56

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#03046135

AFTER RECORDING RETURN TO:

MR. AND MRS. DANE LAUNIUS  
4691 CANNON AVENUE  
KLAMATH FALLS, OR 97603

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

STATE OF OREGON.  
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

Aspen Title &amp; Escrow

on this 14th day of May A.D. 1997  
at 3:56 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 14857

Bernetha G. Leisch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

MARIO B. VASQUEZ AND MARIA VASQUEZ AND JESSICA VASQUEZ,  
hereinafter called GRANTOR(S), convey(s) to DANE A. LAUNIUS AND  
CHRISTA CRONE-LAUNIUS, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lots 37, 38, 39, and 40, Block 6, ST. FRANCIS PARK, in the  
County of Klamath, State of Oregon.

CODE 41 MAP 3909-2CA TAX LOT 5600

"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 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  
\$77,000.00.

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 12th day of May, 1997.

Mario B. Vasquez  
MARIO B. VASQUEZ  
Jessica Vasquez  
JESSICA VASQUEZ

Maria Vasquez  
MARIA VASQUEZ

STATE OF OREGON, County of Klamath)ss.

On this 12TH day of MAY, 1997,

Personally appeared the above named MARIO B. VASQUEZ AND MARIA  
VASQUEZ AND JESSICA VASQUEZ and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: Carol A. Lurie  
Notary Public for Oregon

My Commission Expires: 8/15/00