

47660

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'97 OCT 27 P3:53



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046909  
AFTER RECORDING RETURN TO:

ROBERT S. FORREST  
MARIO TABOADA  
1884 DELTA WATERS ROAD  
MEDFORD, OR 97504

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

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow  
on this 27th day of October A.D. 1997  
at 3:53 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 35429  
Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

BERTHA R. BOND, hereinafter called GRANTOR(S), convey(s) and  
Warrant(s) to MARIO TABOADA AND ROBERT S. FORREST, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 15, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD,  
in the County of Klamath, State of Oregon.

Code 63 Map 3909-14CA TL 5400

"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  
\$65,000.00.

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 24th day of October, 1997.

Bertha R. Bond  
BERTHA R. BOND

STATE OF OREGON )  
County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 27th  
day of October, 1997, by BERTHA R. BOND.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

