



Aspen

TITLE & ESCROW, INC.

ATL 01047007

WARRANTY DEED

AFTER RECORDING RETURN TO:
DANIEL V. CASTRO
2221 ORCHARD
KLAMATH FALLS, OREGON 97601

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

ROBERT A. CRAMER, hereinafter called GRANTOR(S), convey(s) and warrants to DANIEL V. CASTRO hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

LOT 345, BLOCK 112, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CUDE 1 MAP 3809-33AC TL 800

"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 \$46,000.00.

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 25th day of December 1997.

Robert A. Cramer
ROBERT A. CRAMER

STATE OF OREGON, County of Klamath)ss.

On December 5th, 1997, personally appeared Robert A. Cramer who acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 5th day of December A.D., 1997
at 1:32 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 39677

Bernetha G. Letsch, County Clerk

By Robert A. Cramer
Fec. \$30.00 Deputy.

