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Vol. M98 Page 40367WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01048626

AFTER RECORDING RETURN TO:

Mr. and Mrs. Samuel C. Hidalgo

815 Mitchell St.
Klamath Falls, OR 97601Aspen Title & Escrowon this 4th day of November A.D., 1998at 11:37 o'clock A. M. and duly recordedin Vol. M98 of Deeds Page 40367

Bernetha G. Leisch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Rose
Fee, \$30.00 Deputy:HELEN WOLTER, hereinafter called GRANTOR(S), convey(s) and
warrants to SAMUEL C. HIDALGO and VERONICA M. HIDALGO, husband
and wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:The South 40 feet of Lots 532 and 533, Block 127, MILLS
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

CODE 1 MAP 3800-33AD TL 14300

SH "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, Trust Deed,
including the terms and provisions thereof recorded February
27, 1990, in Book M-90, Page 3687, Klamath County Mortgage
Records, in favor of Klamath First Federal Savings and Loan
Association, which Trust Deed the Grantees herein DO NOT agree
to assume and pay and Grantor holds Grantees harmless therefrom,

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
\$35,000.00.

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 27th day of October, 1998.

Helen Wolter by Bruce E. Brink her attorney in fact
HELEN WOLTER

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me on the 3rd
day of November, 1998, by Bruce E. Brink as Attorney in fact for
Helen Wolter.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

