



TITLE & ESCROW, INC.

WARRANTY DEED

STATE OF OREGON
County of Klamath

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03048149
AFTER RECORDING RETURN TO:PEDRO B. HERNANDEZ
DARLENE D. MENDEZ2950 Parkside Ave.
Klamath Falls, OR 97601on 21st day of January A.D. 1999
at 3:49 o'clock P.M. and duly recorded
in Vol. 1199 of Deeds on Page 2164

Linda Smith, County Clerk

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

Fees \$30.00

By Kathleen Rosen, Deputy

WILLIAM T. HICKS SR. AND LORI A. HICKSON BY LES KLEIN AS
REFEREE IN CASE 05-30210V, hereinafter called GRANTOR(S),
convey(s) to PEDRO B. HERNANDEZ AND DARLENE D. MENDEZ, NOT AS
TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 590, Block 04, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-83DB TL 3400

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
\$8,000.00.

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 14th day of December, 1998.

WILLIAM T. HICKS SR. AND LORI A. HICKSON BY LES KLEIN AS
REFEREE IN CASE 05-30210V

By LES KLEIN

STATE OF OREGON, County of Klamath

On this 14th day of January, 1999,

personally appeared the above named LES KLEIN and acknowledged
the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for OREGON

My Commission Expires: APRIL 10, 2000

