

1999 JUL 15 PM 3:32



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 05049805  
AFTER RECORDING RETURN TO:

CLAUDE F. SHOUSE  
1226 DELLAVALLE  
MADERA, CA 93638

State of Oregon, County of Klamath  
Recorded 7/15/99, at 3:32 p.m.  
In Vol. M99 Page 28376  
Linda Smith  
County Clerk Fee \$ 30 -

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

DIANE ARDIZZONE, hereinafter called GRANTOR(S), convey(s) to  
CLAUDE F. SHOUSE, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

PARCEL 1:

Lots 9A and 9B, Block 4, RAILROAD ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BB TL 4800

PARCEL 2:

Lots 7B, 8A and 8B, Block 4, RAILROAD ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BB TL 4700

"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 CRS 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  
\$50,000.00.

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 15th day of July, 1999.

Diane Ardizzone  
DIANE ARDIZZONE

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                 )

The foregoing instrument was acknowledged before me this 15TH  
day of JULY, 1999, by DIANE ARDIZZONE.

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 4/10/2000

