



WARRANTY DEED

Aspen Title Escrow No. 02049381
AFTER RECORDING RETURN TO:

Mr. and Mrs. Chavarria

PO BOX 1168
Midland OR 97631

State of Oregon, County of Klamath

Recorded 8/10/99, at 10:26 a.m.

In Vol. M99 Page 32154

Linda Smith,

County Clerk Fee\$ 30 - 42

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

WILLIAM C. RANSOM and KRISTINE J. RANSOM, single persons, of legal age, competent and sane, GRANTOR(S), convey(s) to MATTHEW D. CHAVARRIA and MARICELA CHAVARRIA, Husband and Wife, his full and lawful grantee(s), that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 7, 8 and 9 and the West 10 feet of Lot 10, Block 30, PLAT ADDITION TO MIDLAND, in the County of Klamath, State of Oregon, ALSO that portion of vacated Midland which is adjacent to and insured to said property described hereinafter, as shown by Order to Vacate recorded February 11, 1991 in Volume 2091, Page 2111, Deed Record of Klamath County, Oregon.

CODE 102 MAP 3008 DEED TAX 101 1999

"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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenant(s) that grantor(s) the owner of the above described property free of all encumbrances except those shown on the conditions, restrictions, Reservations, rights, rights of way and easements of record.

and will warrant and defend the same against all persons claiming lawfully claim the same, except those shown on the conditions, restrictions, Reservations, rights, rights of way and easements of record.

The true and actual consideration for the above described property is \$10,000.00.

In construing this deed and where the word is used in the singular includes the plural.

IN WITNESS WHEREOF, the grantor(s) executed this deed on this 5TH day of AUGUST 1999.

William C. Ransom

WILLIAM C. RANSOM

Kristine J. Ransom

KRISTINE J. RANSOM

STATE OF OREGON, County of Klamath

August 10th, 1999

Personally appeared the above named grantor(s), Kristine J. Ransom and acknowledged to me that they are the owner(s) of the above described property and that the foregoing is their voluntary act and deed.

Before me: Trisha L. Powell

Notary Public for OREGON

My Commission Expires: October 1, 2002

