

2000 APR 25 AM 11:26



Vol M00 Page 14183

State of Oregon, County of Klamath
Recorded 04/25/00, at 11:26 a m.
In Vol. M00 Page 14183
Linda Smith,
County Clerk Fee\$ 21.00

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050994

AFTER RECORDING RETURN TO:
JUAN FRANCISCO HERNANDEZ

1016 Owens St.
Klamath Falls, OR 97601

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

ROBIN D. RINGWALD and SUSAN K. RINGWALD, who acquired title as
Susan E. Ringwald, husband and wife, hereinafter called
GRANTOR(S), convey(s) and warrants to JUAN FRANCISCO HERNANDEZ,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The Southerly 47 feet of Lots 23, 24 and 25, Block 3, INDUSTRIAL
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

Code 1, Map 3809-33CA, Tax Lot 3100

"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
\$58,000.00.

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 16th day of April, 2000.

Robin D. Ringwald
ROBIN D. RINGWALD

Susan K. Ringwald
SUSAN K. RINGWALD

STATE OF OREGON, County of Josephine) ss.

On April 18, 2000, personally appeared the above named Robin
D. Ringwald and Susan K. Ringwald and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Brenda G. Winter
Notary Public for Oregon
My Commission Expires: 7-21-03

