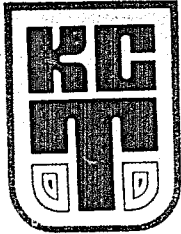


19955



KLAMATH COUNTY TITLE COMPANY

Vol. m90 Page 18175

K-42532

STATUTORY WARRANTY DEED
(Individual or Corporation)

GREGORY M. KLASEN AND PATRICIA L. KLASEN

conveys and warrants to THOMAS MARSHALL AHRNS AND KAREN LYON AHRNS, husband and wife, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

Lot 13 in Block 4 of First Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Mortgage, including the terms and provisions thereof, recorded November 3, 1978, in Volume M78 page 24885, Mortgage Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
3. Mortgage, including the terms and provisions thereof, recorded October 24, 1983, in Volume M83 page 18362, Mortgage Records of Klamath County, Oregon, which Mortgage Grantees herein agree to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 51,211.84 (Here comply with the requirements of ORS 93.030*).

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

DATED this 6th day of September 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

GREGORY M. KLASEN
GREGORY M. KLASEN

PATRICIA L. KLASEN BY GREGORY M. KLASEN
PATRICIA L. KLASEN BY GREGORY M. KLASEN
HER ATTORNEY IN FACT
State of Oregon) ss.
County of Klamath)

STATE OF OREGON, County of KLAMATH) ss.
The foregoing instrument was acknowledged before me
this 6TH day of SEPTEMBER 19 90
by GREGORY M. KLASEN

On September 6, 1990, personally appeared Gregory M. Klasen who, being duly sworn, did say he is the attorney in fact for Patricia L. Klasen and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me: Debra Buckingham
Notary Public for Oregon
My Commission expires 12-19-92

STATE OF OREGON,
County of Klamath) ss.

Filed for record at request of:

Klamath County Title Co.

on this 11th day of Sept. A.D., 19 90
at 11:24 o'clock A.M. and duly recorded
in Vol. M90 of Deeds Page 18175.
Evelyn Biehn County Clerk
By Pauline Musselwhite
Deputy.

Fee, \$28.00

After recording return to:

THOMAS MARSHALL AHRNS
PO BOX JA
KLAMATH FALLS OR 97602

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NO CHANGE

90 SEP 11 AM 11 24