



22330 # 02035530
Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
 WILLIAM D. SHERIDAN
 CYNTHIA J. SHERIDAN

4523 Weyerhaeuser Rd
Klamath Falls, OR 97601

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

ESTHER DAVIS hereinafter called GRANTOR(S), convey(s) to WILLIAM
 D. SHERIDAN AND CYNTHIA J. SHERIDAN, HUSBAND AND WIFE
 hereinafter called GRANTEE(S), all that real property situated
 in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN....

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

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except 1) Conditions,
 Restrictions as shown on the recorded plat of West Klamath, now
 vacated. 2) Any improvement located upon the insured property,
 which constitutes a mobile home as defined by Chapter 201,
 Oregon Revised Statutes, is subject to registration and taxation
 as therein provided by Chapter 308, Oregon Revised Statutes.
 3) Easement for Utilities over and across the premises formerly
 included within the boundaries of West Klamath, streets or
 alleys, now vacated, if any such exist. 4) Rights of the public
 in and to any portion of the herein described premises lying
 within the boundaries of roads or highway. 5) Regulations,
 including levies, assessments, water and irrigation rights and
 easements for ditches and canals, of Plevna District Improvement
 Company.

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
 \$26,000.00.

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 22nd day of October, 1990.

Esther Davis
 ESTHER DAVIS

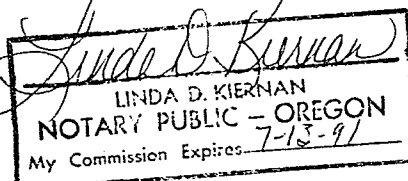
STATE OF OREGON, County of JACKSON) ss.

NOVEMBER 2, 1990

Personally appeared the above named ESTHER DAVIS and
 acknowledged the foregoing instrument to be HER voluntary act
 and deed.

Before me:
 Notary Public for OREGON
 My Commission Expires:

7-13-91



Linda D. Kiernan

10 39

EXHIBIT "A"

Vacated Lots 4 and 5, Block 40, WEST KLAMATH, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Northerly 12 feet of vacated Block 40 as conveyed to Henry M. Lietske and Mina Lietske, husband and wife by Deed recorded in Book 258 at Page 92, Deed Records.

AND the N 1/2 of the portion of vacated Holliday Drive adjacent to Lots 4 and 5, Block 40 in vacated West Klamath, Section 13,, Township 39 South, Range 8 East of the Willamette Meridian. Said property vacated by Ordinance #5440, recorded in Book 101 at Page 59, Deed Records.

CODE 7 MAP 3908-13AD TL 400

CODE 7 MAP 3908-13AD TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of Nov. A.D., 19 90 at 10:39 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 22407.

Evelyn Biehn - County Clerk

FEE \$33.00

By Dorlene Y. Nielsen