

42718



WARRANTY DEED

AFTER RECORDING RETURN TO:
FREDERICK W. WESTCOTT

928 Marden
Klamath Falls, OR 97601

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

EMIL B. BIRANOWSKI hereinafter called GRANTOR(S), convey(s) to
FREDERICK W. WESTCOTT hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

The South 40 feet of Lots 680 and 681, Block 107, MILLS ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
of Oregon.

CODE 1 MAP 3809-33DB TL 2800

"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 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 those 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
\$30,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

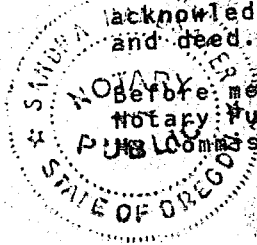
IN WITNESS WHEREOF, the grantor has executed this instrument
this 25th day of March, 1992.

Emil B. Biranowski
EMIL B. BIRANOWSKI

STATE OF OREGON, County of KLAMATH)ss.

March 26, 1992

Personally appeared the above named EMIL B. BIRANOWSKI and
acknowledged the foregoing instrument to be his voluntary act
and deed.



Before me,
Notary Public for OREGON
Commission Expires: 7/3/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of March A.D. 19 92 at 11:17 o'clock A. M., and duly recorded in Vol. M92
of Deeds on Page 6379

Evelyn Biehn, County Clerk

By Caroline Muehlendore

FEE \$30.00

92 MAR 27 AM 11 17