

01038010
WARRANTY DEED

AFTER RECORDING RETURN TO:
JENNIE BELCASTRO
3805 Beverly Drive
Klamath Falls, OR 97601

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

LARRY DALE SPROUT and ROXANNE WHIPPLE SPROUT, husband and wife
hereinafter called GRANTOR(S), convey(s) to JENNIE BELCASTRO
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The Northerly 36 2/3 feet of Lot 6, Block 9 and the Northerly 36
2/3 feet of Lot 7, Block 9, EWAUNA HEIGHTS TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-32BD TL 1800

"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 apparent on 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
\$36,500.00.

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 5th day of May 1992.

Larry D Sprout
LARRY DALE SPROUT

Roxanne W Sprout
ROXANNE WHIPPLE SPROUT

STATE OF OREGON, County of Klamath)ss.

On this 5th day of May, 1992,

Personally appeared the above named LARRY DALE SPROUT and
ROXANNE WHIPPLE SPROUT, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Harlene D. Addington
Notary Public for Oregon
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of May A.D., 19 92 at 11:00 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 9726

FEE \$30.00

Evelyn Biehn, County Clerk

By Dawn M. Nielsen