

WARRANTY DEED

AFTER RECORDING RETURN TO:

DALE E. CADY

DOROTHY P. CADY

3116 Lodi

Klamath Falls, OR 97603

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

HUGH A. WOSNUM and ADA R. WOSNUM, husband and wife hereinafter
called GRANTOR(S), convey(s) to DALE E. CADY and DOROTHY P.
CADY, husband and wife hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

Those portions of Lots 30, 31 and 32, INDEPENDENCE TRACTS, in
the County of Klamath, State of Oregon, more particularly
described as follows:

Beginning at an iron pin which marks the Northeast corner of Lot
32; thence South 0 degrees 13' East along the East line of Lots
32, 31 and 30, a distance of 203.22 feet to an iron pin marking
the Southeast corner of Lot 30; thence North 71 degrees 27'
West along the South line of Lot 30 a distance of 79.7 feet to
an iron pin; thence North 0 degrees 13' West a distance of 193.2
feet to an iron pin which lies on the North line of Lot 32;
thence South 78 degrees 23' East along the North line of Lot 32
a distance of 77.14 feet more or less to the point of beginning.

CODE 41 MAP 3909-11AA TL 4700

"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 Trust
Deed dated November 16, 1984 and recorded on November 23, 1984
in Book M-84 at page 19769. WHICH THE GRANTEE AGREES TO ASSUME
AND AGREES TO PAY ACCORDING TO THE TERMS AND PROVISIONS
CONTAINED THEREIN.

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
\$29,000.00.

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 23RD day of APRIL, 1992.

Hugh A. Wosnum
HUGH A. WOSNUM

Ada R. Wosnum
ADA R. WOSNUM

STATE OF OREGON, County of KLAMATH)ss.

Notary Public, 1992

Personally appeared the above named HUGH A. WOSNUM and ADA R.
WOSNUM and acknowledged the foregoing instrument to be their
voluntary act and deed.

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Before me: Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 7/23/93

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 AM., and duly recorded in Vol. M92
of Deeds on Page 9731

Evelyn Biehn County Clerk

FEE \$35.00

By Pauline M. Nelson