

45124


**Aspen**  
 TITLE & ESCROW, INC.
Vol 92 Page 10939
 01038415  
 WARRANTY DEED

 AFTER RECORDING RETURN TO:  
 VERA M. WAGNER  
 1141 MERRYMAN DRIVE  
 KLAMATH FALLS, OR. 97603

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

 JOHN S. POWELL hereinafter called GRANTOR(S), convey(s) to VERA  
 M. WAGNER hereinafter called GRANTEE(S), all that real property  
 situated in the County of KLAMATH, State of Oregon, described  
 as:

 LOTS 36 AND 37, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD  
 ORCHARD MANOR, in the County of Klamath, State of Oregon.

 CODE 1 MAP 3809-34CB TL 100  
 CODE 1 MAP 3809-34CB TL 200

 "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." *J.H.W.*

 and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except and covenant(s),  
 conditions, restrictions, reservations, rights, rights of way  
 and easements of record, if any, and 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  
 \$58,500.00.

 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 1st day of MAY 1992.

*John S. Powell*  
 JOHN S. POWELL

STATE OF OREGON, County of KLAMATH)ss.

 Personally appeared the above named JOHN S. POWELL and  
 acknowledged the foregoing instrument to be HIS voluntary act

 Before me: *Harlow D. Addington*  
 Notary Public for OREGON  
 My Commission Expires: APRIL 22, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

 Filed for record at request of Aspen Title Co. the 20th day  
 of May A.D., 19 92 at 10:30 o'clock A.M. and duly recorded in Vol. M92  
 of Deeds on Page 10939.

FEE \$30.00

 Evelyn Biehn -County Clerk  
 By *Lauren Samir*