

45124

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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
and deed.

Before me: *Harlene 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 Samuelsen*