

45494

Vol 92 Page 11684
Aspen
 TITLE & ESCROW, INC.

02038447

WARRANTY DEED

 AFTER RECORDING RETURN TO:
 LYLE PECKENPAUGH

415 Upham St
Klamath Falls, OR 97601

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

 AXEL E. FLOREN AND GLADYS M. FLOREN, HUSBAND AND WIFE
 hereinafter called GRANTOR(S), convey(s) to LYLE PECKENPAUGH
 hereinafter called GRANTEE(S), all that real property situated
 in the County of KLAMATH, State of Oregon, described as:

 Lots 10, 11, 12 and 13, Block 300, DARROW ADDITION TO THE CITY
 OF KLAMATH FALLS, in the County of Klamath, State of Oregon.
 EXCEPTING THEREFROM the Easterly 49 feet of said Lot 13 which
 was conveyed to J. W. Green & Agnes E. Green by Deed recorded in
 Book 276 at page 62, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-33DA TL 11400

 "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
 \$45,000.00.

 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 27th day of May, 1992

Axel E. Floren
 AXEL E. FLOREN

Gladys M. Floren
 GLADYS M. FLOREN

STATE OF OREGON, County of KLAMATH)ss.

May 29, 1992

 Personally appeared the above named AXEL E. FLOREN AND GLADYS M.
 FLOREN and acknowledged the foregoing instrument to be their
 voluntary act and deed.

 Before me, Sandra D. Anderson
 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 29th day
 of May A.D., 19 92 at 3:24 o'clock P M., and duly recorded in Vol. M92
 of Deeds on Page 11684
 Evelyn Biehn County Clerk
 By Sandra D. Anderson

FEE \$30.00

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