

47672

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Volume Page 15783

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

FLAVIUS LEE RANSONE and FLORENCE H. RANSONE, husband and wife
convey(s) to DONALD J. KRAITER and OLGA D. KRAITER, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 11, Block 12, FIRST ADDITION TO GATEWOOD, in the County of Klamath,
State of Oregon.

CODE 63 MAP 3909-14CA PL 4300

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 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 \$ 74,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030) part of the

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 16th day of July, 19 92.

Flavius L. Ransone
Flavius Lee Ransone

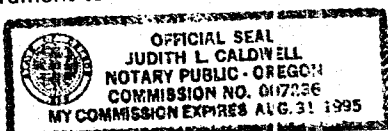
Florence H. Ransone
Florence H. Ransone

STATE OF OREGON, County of Klamath) ss.

July 16, 19 92.

Personally appeared the above named Flavius Lee Ransone and Florence H. Ransone and acknowledged the foregoing

instrument to be their voluntary act and deed.



Before me:

Judith L. Caldwell
Notary Public for Oregon
My Commission Expires: 8-31-95

Mr. & Mrs. Ransone
c/o KFF

GRANTOR'S NAME AND ADDRESS

Donald J. & Olga D. Kraitier
5483 Drentwood Drive

Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of July, 19 92, at 10:12 o'clock A. M., and recorded in book/reel/volume No. N92 on page 15783 or as document/fee/file/instrument/microfilm No. 47672, Instrument/Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douglas M. Munnick Deputy

SPACE RESERVED
FOR
RECORDER'S USE