

49694

92 AUG 27 AM 10 00

#01036663

Vol. m92 Page 19243

Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
 ULYSSES D. DURCHANER
 WELLS E. DURCHANER
 8799 SHADY PINE ROAD
 KLAMATH FALLS, OR 97601

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

CAROLINE BAYS hereinafter called GRANTOR(S), convey(s) to
 ULYSSES D. DURCHANER and WELLS E. DURCHANER, husband and wife
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.....

"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, 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
 \$20,000.00.

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 _____ day of August 1992.

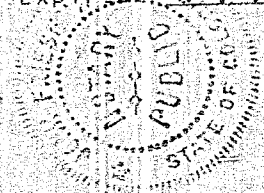
X Caroline Bays
 CAROLINE BAYS

STATE OF COLORADO, County of EL PASO) ss.

On this 11 day of August, 1992

Personally appeared the above named CAROLINE BAYS and
 acknowledged the foregoing instrument to be her voluntary act
 and deed.

Before me: John Truesenia
 Notary Public for STATE OF COLORADO
 My Commission Expires: 09-4-94



GISEL

EXHIBIT "A"

Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon more particularly described as follows:

Beginning at an iron pin which lies North 1 degree 05' East along the West 40 line of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, a distance of 483.3 feet from the iron pin which marks the Southwest corner of said Lot 3 and running thence North 26 degrees 39' East a distance of 450.5 feet to an iron pin; thence North 63 degrees 21' West a distance of 123.75 feet to a point; thence 16 degrees 06' West a distance of 67 feet to a point on the South right of way line of the Old Dalles-California Highway; thence in a Westerly direction following the South right of way line of the Old Dalles-California Highway a distance of 55 feet to a point which lies on the West 40 line of said Lot 3; thence South 1 degree 05' West along the West 40 line of said Lot 3 a distance of 500 feet, more or less, to the point of beginning.

CODE 183 MAP 3709-31DB TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
of Aug. A.D., 19 92 at 10:00 o'clock A. M. and duly recorded in Vol. M92
of Deeds on Page 19243

Evelyn Biehn, County Clerk

By Pauline Nielsen

FEE \$35.00