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92 OCT 2 PM 3 35

# 01039006
WARRANTY DEED

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AFTER RECORDING RETURN TO:

Tracy L. Geaney

423 Upham
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVESTEVEN L. ALSTON and GINA F. ALSTON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to TRACY L. GEANEY,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN."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." *JLS*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 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
\$17,000.00.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 1st day of October, 1992.

Steven L. Alston *Gina F. Alston*
 STEVEN L. ALSTON, by Lowell *Sharp* GINA F. ALSTON, by Lowell *Sharp*
 his attorney in fact *fact* her attorney in fact *fact*

STATE OF OREGON, County of Klamath)ss.

On this 1st day of October 1992, personally appeared the
 above named LOWELL SHARP, as attorney in fact for STEVEN L.
 ALSTON and GINA F. ALSTON.

Before me, *Harlene P. Addington*
 Notary Public for Oregon
 My Commission Expires: March 22, 1993.

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EXHIBIT "A"

A tract of land 75 feet in width on the North line of Lot 8, Block 92, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Southerly corner of Lot 8 in said Block and Addition; thence Easterly along the Southerly line of said lot, 40 feet; thence Northerly in a straight line to a point on the Northerly line of said lot, 75 feet Northeasterly from the most Westerly corner thereof; thence Southwesterly along the Northerly line of said lot to the most Westerly corner thereof; thence Southeasterly along the Westerly line of said lot to the place of beginning.

CODE 1 MAP 3809-29CB TL 10300

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 2nd day
 Filed for record at request of Aspen Title Co _____
 of Oct. A.D., 19 92 at 3:35 o'clock P M., and duly recorded in Vol. M92
Deeds on Page 23137
 By Evelyn Biehn County Clerk
Pauline Muelandere

FEE \$35.00