



Aspen
TITLE & ESCROW, INC.

#01039673
WARRANTY DEED

01039673

AFTER RECORDING RETURN TO:

ROBERT LANDER

16122 Timberline Lane

Klamath Falls, OR 97601

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

BRAD LEWIS and NELDA LEWIS, husband and wife, hereinafter called
GRANTOR(S), convey(s) to ROBERT LANDER, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

The Easterly 1/2 of Lot 598, Block 103, HILLS ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

Code 1, Map 3809-33AC, Tax Lot 13500

"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." RFL

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except:

- 1) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent
upon the land.
- 2) Trust Deed in favor of W.R. Evans, Jr., and Lelah M.M. Evans,
not as tenants in common, but with the right of survivorship,
recorded May 25, 1989, in Book M-89, Page 9090, which Trust Deed
the Grantee herein agrees to assume and pay according to the
term and provisions contained therein.

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
\$24,500.00.

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 6th day of March, 1993.

Brad Lewis
BRAD LEWIS

Nelda Lewis
NELDA LEWIS

STATE OF OREGON, County of KLAMATH)ss.

On March 8, 1993, personally appeared Brad Lewis and Nelda
Lewis and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, *W. Darlene Addington*
Notary Public for OREGON
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 9th day
of March A.D., 19 93 at 10:59 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 4890.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullender