

58639 '93 MAR 15 PM 2 45

Vol. m 93 Page 5304



Aspen
TITLE & ESCROW, INC.

ATC
#01039642
WARRANTY DEED

AFTER RECORDING RETURN TO:

TROY R. CUNDIFF
QUINA M. CUNDIFF
HC 63, BOX 864
SPRAGUE RIVER, OR 97639

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

E. W. MORLAN and EVELYN L. MORLAN, husband and wife hereinafter
called GRANTOR(S), convey(s) to TROY R. CUNDIFF and ~~QUINA M.~~ *QUIDA M.*
CUNDIFF, husband and wife hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

The W 1/2 of Government Lots 2, 7 and 10, Section 14, Township
36 South, Range 10 East of the Willamette Meridian, in the
County of Klamath, State of Oregon.

SAVING AND EXCEPTING from said Lot 10, those portions deeded in
Book 219 at Page 493, Deed Records, and in Book 335 at Page 316,
Deed Records of Klamath County Oregon,.

ALSO EXCEPTING that portion conveyed to Klamath County for
Sprague River Highway described in Book 85 at Page 618, Deed
Records of Klamath County, Oregon.

CODE 8 MAP 3610-1400 TL 200
CODE 8 MAP 3610-14AC TL 200

"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 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
\$25,800.00.

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.

X E. W. Morlan
E. W. MORLAN

X Evelyn L. Morlan
EVELYN L. MORLAN

STATE OF OREGON, County of Clatsop)ss.

On this 6 day of March, 1993

Personally appeared the above named E. W. MORLAN and EVELYN L.
MORLAN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires:

7-4-96



OFFICIAL SEAL
BEVERLY GUITRON
NOTARY PUBLIC-OREGON
COMMISSION NO 016161
MY COMMISSION EXPIRES JULY 4, 1996

2882

2882

5305

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day
of March A.D., 19 93 at 2:45 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 5304

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline M. M. M. M.