

63026

Vol. m93 Page 13890
**Aspen**  
 TITLE & ESCROW, INC.

 #03039941  
 WARRANTY DEED

AFTER RECORDING RETURN TO:

 AARON R. DEGROOT  
 4230 WINTER AVENUE  
 KLAMATH FALLS, OR 97603

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

 DANEEN DEE WESTERBERG hereinafter called GRANTOR(S), convey(s)  
 to AARON R. DEGROOT 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."

 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  
 \$40,000.00.

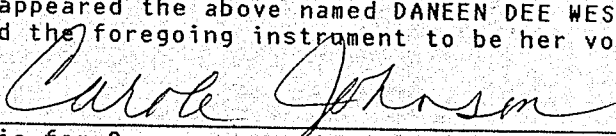
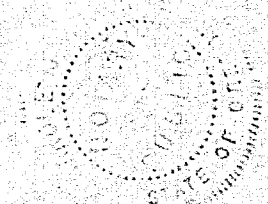
 In construing this deed and where the context so requires, the  
 singular includes the plural.

 IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 7th day of June, 1993.

  
 DANEEN DEE WESTERBERG

STATE OF OREGON, County of Klamath) ss.

On this 15<sup>th</sup> day of June, 1993
 Personally appeared the above named DANEEN DEE WESTERBERG and  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

 Before me:   
 Notary Public for Oregon
My Commission Expires: 1-15-94

Lot 7, Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND ALSO all that part of Block 8, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on Washington Street 52.8 feet Northeasterly from the corner of Washington and Third Streets; thence Northeasterly along the Northerly line of Washington Street 29.6 feet, more or less, to the South line of the NE 1/4 of the NW 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian; thence West along the South line of the NE 1/4 of the NW 1/4 of said Section 32, 47.3 feet, more or less, to a point North 51 degrees 15' West of the point of beginning; thence South 51 degrees 15' East 36.9 feet, more or less, to the place of beginning.

CODE 1 MAP 3809-32BA TL 13300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 15th day  
of June A.D., 19 93 at 11:16 o'clock A M., and duly recorded in Vol. M93,  
of Deeds on Page 13890.

FEE \$35.00

Evelyn Biehn - County Clerk

By Paula Muelendor