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K-45604

WARRANTY DEED

Vol. m93 Page 21862

MARJORIE ASH, Grantor, conveys and warrants to ROBERT A. RAILTON and BILLIE S. RAILTON, Husband and Wife, as tenants by the entirety; Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in KLAMATH County, OR:

Lot 17 in Block 3 of First Addition Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement running from a water well located in the Northeast corner of Lot 16 to the Westerly line of Lot 17 over and in a strip of land wherein the water line to Lot 17 is presently located.

*Records of Klamath County, Oregon.

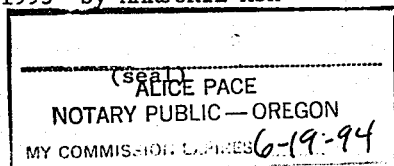
SUBJECT TO: Conditions and restrictions of record, Real property and/or mobile home taxes for 1993/94 are now a lien but not yet payable, Order granting Petition for establishment of Road District recorded May 17, 1966 in Volume M66 page 2325, Deed* The true consideration paid for this conveyance is FIVE THOUSAND AND 00/100 (\$5,000.00). () However, the whole consideration includes other value given or promised (check if other consideration statement applies). 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.

Dated this 25th day of August, 1993.

Marjorie L Ash
MARJORIE ASH

STATE OF OREGON)
)ss.
County of Josephine)

This instrument was acknowledged before me on the 26th day of August, 1993 by MARJORIE ASH



Alice Pace
Notary Public for Oregon
My commission expires: _____

Until a change is requested,
send all tax statements to:

Grantee
4893 Azalea Drive
Grants Pass, OR 97526
Return document to:
Josephine County Title Co
118 N.E. "C" St
Grants Pass, OR 97526

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title co
on this 30th day of Aug. A.D. 19 93
at 2:31 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 21862.
Evelyn Biehn County Clerk
By Deanne M. Sullivan
Deputy.

Fee, \$30.00