



09-03-93P03:32 RCVD

WARRANTY DEED

#03040437
AFTER RECORDING RETURN TO:

LES SHOVAR
JUDY SHOVAR
975 ALAMEDA
KLAMATH FALLS, OR 97601

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

DANNY D. MAPES and MARY L. MAPES, husband and wife hereinafter
called GRANTOR(S), convey(s) to LES SHOVAR and JUDY SHOVAR,
husband and wife hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF....

"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 those apparent on 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
\$47,500.00.

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 31 day of September 1993.

Danny D. Mapes
DANNY D. MAPES

Mary L. Mapes
MARY L. MAPES

STATE OF OREGON, County of Klamath)ss.

On this 3rd day of September 1993,

Personally appeared the above named DANNY D. MAPES and MARY L.
MAPES and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Edw. J. Johnson
Notary Public for Oregon
My Commission Expires: 1-15-94

EXHIBIT "A"

Lot 9, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPTING the following described tract:

Beginning at the Northerly corner of Lot 9, Block 17, HOT SPRINGS ADDITION; thence Northerly along the Northeasterly line of said Lot 9, extended, a distance of 10 feet to a point; thence Westerly and parallel with the Northerly line of said Lot 9 (as platted) and 10 feet distant therefrom, to the intersection with the boundary line, extended dividing said Lots 9 and 10 in said Block 17; thence Southerly along said boundary line a distance of 20 feet to a point; thence Northeasterly to the point of beginning, making a parcel or tract 10 feet wide across its Easterly end and 20 feet wide across its Westerly end and off the Northerly end of said Lot 9,

ALSO that portion of Lot 10, Block 17 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the boundary line between Lots 9 and 10, Block 17 of said Hot Springs Addition, 10 feet from the Northeasterly corner of said Lot 10; thence Westerly at right angles to said boundary line a distance of 8 feet to a point; thence in a Southerly direction 8 feet from said boundary line and parallel thereto, to the Southern boundary of said Lot 10; thence from said point of intersection Easterly along said Southern boundary line of Lot 10, a distance of 8 feet to the corner common to Lots 9 and 10; thence in a Northerly direction along said boundary line between Lots 9 and 10 to the point of beginning, making a parcel of land 8 feet wide off the Easterly side of Lot 10 and adjoining Lot 9.

CODE 1 MAP 3809-290A TL 3200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day of September A.D. 19 93 at 3:32 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 22613.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline Muelens