

67647

09-07-93P03:49 RCVD

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WARRANTY DEED

#03040318

AFTER RECORDING RETURN TO:

BONNIE L. GRANT

CHARLES S. ALEXANDER

3011 McLaughlin Ln.
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JAMES J. DUNPHY and VICTORIA DUNPHY, husband and wife
hereinafter called GRANTOR(S), convey(s) to BONNIE L. GRANT and
CHARLES S. ALEXANDER, not as tenants in common but with full
rights of survivorship hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 3, Block 2, FOREST GREEN, in the County of Klamath, State of
Oregon.

Code 97 Map 3907-2500 TL 2900



"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
\$118,000.00.

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 4th day of August, 1993.

James J. Dunphy
JAMES J. DUNPHY

Victoria Dunphy
VICTORIA DUNPHY

STATE OF OREGON, County of Klamath)ss.

On this 4th day of August, 1993,
personally appeared the above named JAMES J. DUNPHY and
VICTORIA DUNPHY and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-15-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 7th day
of Sept. A.D., 19 93 at 3:49 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 22817.

FEE \$30.00

Evelyn Biehn - County Clerk

By [Signature]