



68363

09-17-93P03:36 RCVL

Vol. 24173 Page 24174

WARRANTY DEED

#03040523

AFTER RECORDING RETURN TO.

JAMES B. DUBOIS
MICHELLE S. DUBOIS
155 25TH AVENUE
HONOLULU, HI 96818

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

DOROTHY E. WHEELER hereinafter called GRANOR(S), conveyed to
JAMES B. DUBOIS and MICHELLE S. DUBOIS, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 19, Block 37, SIXTH ADDITION TO KLAMATH RIVER WRETS, in the
County of Klamath, State of Oregon.

Code 96 Map 3907-25A0 TL 2800

"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
\$11,000.00.

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 17th day of September, 1993.

Dorothy E. Wheeler
DOROTHY E. WHEELER

STATE OF OREGON, County of Klamath)ss.

On this 17th day of September, 1993,

Personally appeared the above named DOROTHY E. WHEELER and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me:

Carol Johnson
Notary Public for Oregon

My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 17th day
of Sept. A.D. 19 93 at 3:36 o'clock P.M. and duly recorded in Vol. M93
of Deeds on Page 24174

FILE \$30.00

Evelyn Biehn
By Dorothy E. Wheeler County Clerk