



68898

09-29-93P03:30-RCVD

#01040529
WARRANTY DEED

Volume 3 Page 25229

#01040529

AFTER RECORDING RETURN TO:

KAREN HEFFNER CROWTHER

P.O. Box 892
Medford, CA. 95540UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDONALD V. KOEPP and DONNA M. KOEPP, husband and wife hereinafter
called GRANTOR(S), convey(s) to KAREN HEFFNER CROWTHER
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 16, Block 28, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

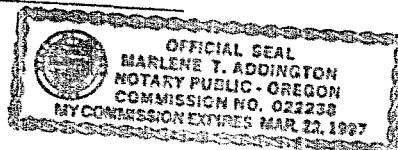
Code 1 Map 3809-28DB TL 11400

"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
\$58,000.00.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 23rd day of September, 1993.

DONALD V. KOEPP

by Donna M. Koopp
Donald V. Koopp - Attorney in Fact
DONNA M. KOEPP by Donald V. Koopp
her Attorney in Fact

STATE OF OREGON, County of Klamath)ss.

On this 23rd day of September, 1993,Personally appeared the above named DONALD V. KOEPP individually
and as Attorney in Fact for DONNA M. KOEPP and acknowledged the
foregoing instrument to be their voluntary act and deed.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of Sept. A.D., 19 93 at 3:30 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 25229

FEE \$30.00

By Evelyn Biehn - County Clerk