



69614

10-13-93A10:55 RCVD

Vol 93 Page 26701

## WARRANTY DEED

#03040710  
AFTER RECORDING RETURN TO:  
TODD W. TEAFORD  
SHARON K. TEAFORD  
2059 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

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

NATALIE ANNE O'MARA, who acquired title as NATALIE A. SCHULZ, hereinafter called GRANTOR(S), convey(s) to TODD W. TEAFORD and SHARON K. TEAFORD, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 16, OUSE KILA HOME SITES, in the County of Klamath, State of Oregon, EXCEPT the following:

Beginning at the Southwest corner of said Lot 16; thence Southeasterly along the South boundary of said Lot 16, 1.50 feet; thence Northeasterly, 130.00 feet, more or less to the Northwest corner of said Lot 16; thence Southwesterly along the West boundary of said Lot 16, 130.00 feet to the point of beginning.

CODE 190 MAP 3808-26AA TL 3400



"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 \$57,250.00.

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 13th day of October, 1993.

Natalie Anne O'Mara  
NATALIE ANNE O'MARA

STATE OF OREGON, County of Klamath)ss.

On October 13, 1993, personally appeared the above-named NATALIE ANNE O'MARA and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: \$3.

Filed for record at request of Aspen Title co the 13th day of Oct. A.D., 19 93 at 10:55 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 26701

FEE \$30.00

Evelyn Biehn - County Clerk  
By Carole Johnson