

70144

10-22-93P02:12 RCVD

#01040441
WARRANTY DEEDVol. m93 Page 27772

AFTER RECORDING RETURN TO:
Mr. and Mrs. Kenneth T. Anderson
4707 Hope Street
Klamath Falls, OR 97603

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

CLAUS ALAN MARTENS and JEFF J. HANSEN, hereinafter called
GRANTOR(S), convey(s) to KENNETH T. ANDERSON and KERRY L.
ANDERSON, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 23 in Block 4, Tract No. 1087, FIRST ADDITION TO BANYON
PARK, in the County of Klamath, State of Oregon.

Code 41, Map 3909-148A, Tax Lot 4700



"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
\$58,200.00.

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 20th day of October, 1993.

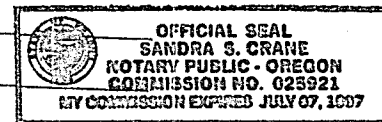
[Signature]
CLAUS ALAN MARTENS

[Signature]
JEFF J. HANSEN

STATE OF OREGON, County of Klamath)ss.

On October 22nd, 1993, personally appeared Claus Alan Martens
and Jeff J. Hansen, and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 7/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 22nd day
of Oct. A.D. 19 93 at 2:12 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 27772.

FEE \$30.00

Evelyn Biehn - County Clerk

By [Signature]