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ARC 40764



10-28-93P03:40 RCVD

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WARRANTY DEED

AFTER RECORDING RETURN TO:

Margaret Price

Klamath Dist. 1st. 1st.
PO Box 570, Klamath Falls, OR 97601

552-867

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

JAMES A. WOOD, JR., hereinafter called GRANTOR(S), convey(s) to
MARGARET PRICE, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The Southwesterly 35 feet of Lot 2 and the Northeasterly 15 feet
of Lot 3, Block 62, NICHOLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DC, TL 11800.

"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." *m.p.*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1.) Regulations,
including levies, liens, and utility assessments of the City of
Klamath Falls. 2.) Conditions, Restrictions as show on the
recorded plat of Nichols Addition to the City of Klamath Falls.

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
\$60,000.00.

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 27th day of April 1990.

James A. Wood, Jr.
JAMES A. WOOD, JR.

STATE OF OREGON, County of Klamath)ss.

April 27, 1990.

Personally appeared the above named JAMES A. WOOD, JR. and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me, Charlene P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 28th day
of Oct. A.D. 19 93 at 3:40 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 28473.

FEE \$30.00

Evelyn Biehn County Clerk

By Charlene P. Addington