



01040949
WARRANTY DEED

AFTER RECORDING RETURN TO:
ROBERT LANDER
16122 Timberline Lane
Klamath Falls, OR. 97601

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

MARILYN M. DENHAM and CARRIE ANN BLAYDON, hereinafter called
GRANTOR(S), convey(s) to ROBERT LANDER, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The Southerly 45 feet of Lot 8 in Block 96, BUENA VISTA ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
of Oregon.

Code 1, Map 3809-29CC, Tax Lot 4100

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
\$22,000.00.

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 8th day of December, 1993.

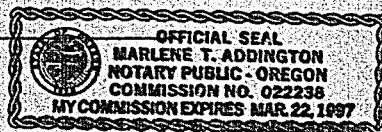
Marilyn M. Denham
MARILYN M. DENHAM

Carrie Ann Blaydon
CARRIE ANN BLAYDON by MARILYN
M. DENHAM, her attorney in fact
by Marilyn M. Denham
her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On December 13, 1993, personally appeared MARILYN M. DENHAM
both for herself and as attorney in fact for CARRIE ANN BLAYDON,
and acknowledged the foregoing instrument to be her voluntary
act and deed and that of said principal.

Before me: *Harlene T. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 14th day
of Dec. A.D. 19 93 at 3:19 o'clock PM., and duly recorded in Vol. M93
of Deeds on Page 33230

FEE \$30.00

Evelyn Biehn - County Clerk
By *Harlene T. Addington*