

73016

12-17-93P03-15 RCVD

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## WARRANTY DEED

ATE #01040995

AFTER RECORDING RETURN TO:

JEANETTE M. SANDERS

5520 VALLEY VIEW LN.KLAMATH FALLS, OR 97601

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

RICK A. DRYER, hereinafter called GRANTOR(S), convey(s) to  
JEANETTE M. SANDERS, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 6, Block 1, COUNTRY VILLAGE, in the County of Klamath, State  
of Oregon.

Code 7-Map 3908-12A0 Tax Lot 1900

"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 Contract, including  
the terms and provisions thereof in favor of The State of  
Oregon, by and through the Director of Veterans' Affairs  
recorded on April 30, 1986, in Book Volume M-86 at page 7382,  
which Contract the Grantee herein agrees to assume and pay  
according to the terms contained therein, and covenants,  
conditions, restrictions, reservations, rights, rights of way  
and easements of record, if any, and apparent upon the land,

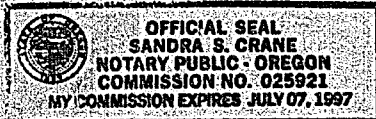
and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$59,500.00.

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 16th day of December, 1993.

Rick A. Dryer  
RICK A. DRYER



STATE OF OREGON, County of KLAMATH)ss.

On December 16, 1993, personally appeared the above named RICK  
A. DRYER and acknowledged the foregoing instrument to be his  
voluntary act and deed.

Before me: Sandra S. Crane  
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 17th day  
of Dec. A.D., 19 93 at 3:15 o'clock P.M., and duly recorded in Vol. M93  
of Deeds on Page 33779

FEE\$30.00

Evelyn Biehn - County Clerk

By Douglas Mullendore