

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01040894

AFTER RECORDING RETURN TO: HARVEY W. HOUSTON
CHARLEEN K. HOUSTON
1004 Newsastle
Klamath Falls OR 97601

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

JOHN R. COGAR, hereinafter called GRANTOR(S), convey(s) to HARVEY W. HOUSTON and CHARLEEN K. HOUSTON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 24 and 25, RIVER'S BEND, in the County of Klamath, State of Oregon.

Code 118, Map 3507-20CB, Tax Lots 400 & 500

"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:

- 1) Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land.
- 2) Trust Deed, including the terms and provisions thereof, recorded June 18, 1992, Book M-92, Page 13486, Mortgage Records, Klamath County, Oregon, in favor of William F. O'Connor and Ella Lee O'Connor, husband and wife, which Trust Deed the Grantees herein agree to assume and pay according to the terms and conditions contained therein.

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 \$15,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITHESS WHEREOF, the grantor has exthis 10th day of January, 1994. ed this instrument

COGAR JOHN

STATE OF OREGON, County of Klamath)ss.

On January 1/2, 1994, personally appeared the above named JOHN R. COGAR and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Worlene Y. Commission Oregon

My Commission Expires: March 22, 1997

OFFICIAL SEAL
MANUERY T. ADUNGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
WY COMMISSION NO. 022238
DY COMMISSION NO. 02238

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

_ day t of Asper 11,tle Co the 12th A.D., 19 94 at 10:59 o'clock AM., and duly recorded in Vol. M94 Filed for record at request of _ of Jan County Clerk Deeds. Evelyn Biehn County Clerk

By Caulene Mellendon of. -----By . FEE \$35.00 \

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