



WARRANTY DEED

ASPEN TITLE ESCROW NO. 04041157

AFTER RECORDING RETURN TO:
DAVID WESLEY SEXTON and
PAMELA SUE SEXTON

605 Martin St.
Klamath Falls, OR 97601

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

EDGAR J. BLODGETT, hereinafter called GRANTOR(S), convey(s) to
DAVID WESLEY SEXTON and PAMELA SUE SEXTON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The North 70 feet of Lot 387, Block 113, MILLS ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

Code 1, Map 3809-33AC, Tax Lot 7100

"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. City Lien of the City of Klamath Falls, entered March
10, 1984 as Improvement No. 295, Card No. 208, which
Lien the Grantees herein agree to assume and pay.

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
\$32,000.00.

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 3rd day of February, 1994.

Edgar J. Blodgett
EDGAR J. BLODGETT

STATE OF OREGON, County of Klamath)ss.

On February 9th, 1994, personally appeared the above named
EDGAR J. BLODGETT and acknowledged the foregoing instrument to
be his voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for Oregon July 3
My Commission Expires: March 22, 1997



