

OK

76906

WARRANTY DEED

Vol. M94 Page 6476

KNOW ALL MEN BY THESE PRESENTS, That CLEO D. ASH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LULA BELLE ASH

, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17 in Block 1 of Lenox

Subject to easements and/or rights of way and/or restrictions of record and those apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except as set forth above

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of March, 1994 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Cleo D. Ash by Lula Belle Ash

Cleo D. Ash by Lula Belle Ash with

Power of Attorney

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 1, 1994,

by Cleo D. Ash by Lula Belle Ash with Power of Attorney.

This instrument was acknowledged before me on , 19.

by

as

of

Delores D. Turner

Notary Public for Oregon

My commission expires 5-23-94

Cleo D. Ash

3753 Butte Street

Klamath Falls, Or 97601

GRANTOR'S NAME AND ADDRESS

Lula Belle Ash

3753 Butte Street

Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lula Belle Ash

3753 Butte Street

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Lula Belle Ash

3753 Butte Street

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of March, 1994, at 3:52 o'clock P.M., and recorded in book/reel, volume No. M94 on page 6476 or as fee/title/instrument/microfilm/reception No. 76906, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME TITLE

By Bernette Mueller Deputy

Fees: \$30.00