



77019

03-03-94A10:44 RCVD

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WARRANTY DEED

#03041348 *EO*

AFTER RECORDING RETURN TO:

ANDREW A. PATTERSON
P.O. BOX 5091
KLAMATH FALLS, OR 97601

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

LINDA E. SLEEPER, WHO ACQUIRE TITLE AS LINDA E. WISE hereinafter called GRANTOR(S), convey(s) to ANDREW A. PATTERSON hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4, Block 1, FIRST ADDITION TO BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-19CC TL 3400

"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 \$5,500.00.

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 1st day of March, 1994.

Linda E. Sleeper
LINDA E. SLEEPER

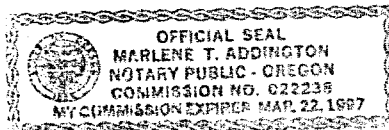
STATE OF OREGON, County of Klamath)ss.

On this 1st day of March, 1994,

Personally appeared the above named LINDA E. SLEEPER and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.



Filed for record at request of Aspen Title Co the 3rd day of March A.D., 1994 at 10:44 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 6700.

FEE \$30.00

Evelyn Biehn County Clerk
By Marlene T. Addington