Vol.m94 Page 7171

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77213 ASPEN TITLE & ESCROW, INC.

03-08-94A11:00 RCVD WARRANTY DEED

#03041222 AFTER RECORDING RETURN TO:

CARRIE L. DAVISON 850 W. MISSION ONTARIO, CA 91 91762

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

JONATHAN P. CHUDNOFF and NAENG-NOI CHUDNOFF, husband and wife, hereinafter called GRANTOR(S), convey(s) to CARRIE L. DAVISON, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4, Block 105, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion lying within the Dalles-California Highway right of way.

CODE 1 MAP 3809-32BB TL 5000

"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 Trust Deed recorded in Book M-79 at page 18793, which Grantee herein does not assume nor agree to 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 \$24,000.00.

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 25 day of February, 1994.

CHUDNOFF NAENG-NOI CHUDNOFF

STATE OF MARYLAND, County of Montgomay)ss.

On  $\frac{7ds-25}{100}$ , 1994, personally appeared the above-named JONATHAN P. CHUDNOFF and NAENG-NOI CHUDNOFF and acknowledged the foregoing instrument to be their voluntary act and deed.

¢Ø annar Before me: ⊆ Notary Public for Maryland Sept. 1, 1997 My Commission Expires:

KATHLEEN LEANNARDA NOTARY PUBLIC STATE OF MARYLAND

JONATHAN

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STATE OF OREGON: COUNTY OF KLAMATH: 22

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IN WITNESS WEEREDEV the granter has executed this instrument this 25 day of February. 1994. HACKG-NUT CHUCKER

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STATE OF MARYCAND, COUNTY OF DECAMPTING STATES

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