



WARRANTY DEED

#01042356

AFTER RECORDING RETURN TO:

ROBERT LANDER
16122 TIMBERLINE LANE
KLAMATH FALLS, OR 97601

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

LENNICE R. BERG, who acquired title as LENNICE R. STUART,
hereinafter called GRANTOR(S), convey(s) to ROBERT LANDER
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The Southeasterly one-half of Lot 43, and all of Lot 44, Block
18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the
County of Klamath, State of Oregon.

Code 1 Map 3809-3245 TL 12700

"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
\$30,000.00.

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

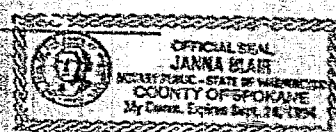
IN WITNESS WHEREOF, the grantor has executed this instrument
this 23rd day of March, 1994.

Lennice R. Berg
LENNICE R. BERG

STATE OF Washington) ss.
County of Spoканe

The foregoing instrument was acknowledged before me this 23rd
day of March, 1994, by LENNICE R. BERG.

Before me: Janna Blair
Notary Public for the State of Washington
Commission No. 0264867
My Commission Expires: 9/26/94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 29th day
of March A.D. 19 94 at 3:37 o'clock P. M., and duly recorded in Vol. 194
of Deeds on Page 9192.

SEE \$30.00

Evelyn Beehn, County Clerk
By Darlene Miller