



WARRANTY DEED

#DE041444
AFTER RECORDING RETURN TO:
WILLIAM E. DAVIS
TINA M. PETTIT
1913 1/2 1st
Klamath Falls, OR 97601

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

TERRY L. DRAZIL, hereinafter called GRANTOR(S), convey(s) to WILLIAM E. DAVIS and TINA M. PETTIT, not as tenants in common but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF....

W
M
P

"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 31st day of March, 1994.

Terry L. Drazil by Maria S. Drazil as her attorney in fact
TERRY L. DRAZIL

STATE OF OREGON, County of Klamath ss.

On this 31st day of MARCH, 1994.

Personally appeared the above named TERRY L. DRAZIL and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, *Genne Johnson*
Notary Public for Oregon
My Commission Expires: *9/20/94*

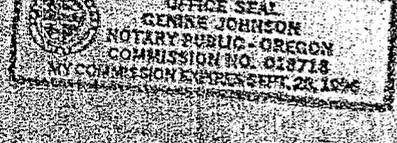


EXHIBIT A

All that portion of Lot 1, Block 59, NICHOLS ADDITION TO THE CITY OF KIAMATH FALLS, in the County of Klamath, State of Oregon, to wit:

Beginning on the Easterly line of Lincoln (formerly Washington) Street 40 feet Southerly from the Northerly corner of Lot 1 of said Block and Addition; thence Easterly at right angles to Lincoln Street 84 1/2 feet; thence southerly and parallel with Lincoln Street 40 feet to the Southerly line of said Lot 1; thence Westerly along the Southerly line of said Lot 1, 84 1/2 feet to the Easterly line of Lincoln Street; thence Northerly along the Easterly line of Lincoln Street, 40 feet to the place of beginning.

TOGETHER WITH an easement for a private driveway over the property adjoining the above on the North as shown by Deed from Annie E. Hensley to Margaret B. Weaver recorded December 21, 1937 in Book 113, Page 477, Deed Records of Klamath County, Oregon.

CCDE, J. MAP 3814-2956 TO 300

STATE OF OREGON; COUNTY OF KLAMATH

Filed for record at request of Aspen Title Co. the 4th day of April, A.D. 1941 at 2:26 P.M. and duly recorded in Vol. 1094 of Deeds of Page 9815

FEE \$35.00

By *William J. McLaughlin* County Clerk