

78616

04-05-94P02-36 RCVD

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Vol 194 Page 10072

01041205
AFTER RECORDING RETURN TO:

JAMES E. MEDIGER
CANDIS I. MEDIGER
4247 MONROVIA WAY
KLAMATH FALLS, OR 97603

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

ALAN J. BENNETT and ANNE M. BENNETT, husband and wife
hereinafter called GRANTOR(S), convey(s) to JAMES E. MEDIGER and
CANDIS I. MEDIGER, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 1, Block 19, Tract No. 1127, NINTH ADDITION TO SUNSET
VILLAGE, in the County of Klamath, State of Oregon.

Code 41 Map 3909-12CD TL 8700



"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
\$136,000.00.

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 1st day of April 1994.

Alan J. Bennett
ALAN J. BENNETT

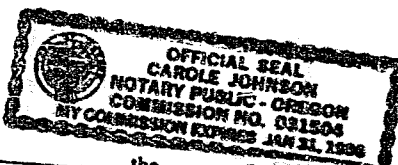
Anne M. Bennett
ANNE M. BENNETT

STATE OF OREGON, County of Klamath)ss.

On this 1st day of April, 1994,

Personally appeared the above named ALAN J. BENNETT and ANNE M.
BENNETT and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of April A.D., 19 94 at 2:35 o'clock P M., and duly recorded in Vol. 194
of Deeds on Page 10072
FEE \$30.00

Evelyn Biehn

County Clerk

By Carole Johnson