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04-15-94P03:38 RCVD

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041437

AFTER RECORDING RETURN TO: JERRY D. ANDERSON ELIZABETH ANDERSON 3717 Beverly Klamath Falls, OR 97603

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

BOB LEE ALDRIDGE and KATHERINE L. ALDRIDGE, husband and wife, hereinafter called GRANTOR(S), convey(s) to JERRY D. ANDERSON and ELIZABETH ANDERSON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4 in Block 4 of BEVERLY HEIGHTS, in the County of Klamath, State of Oregon.

Code 24, Map 3809-34A8, Tax Lot 301.

"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 \$13,333.33.

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 8th day of April, 1994.

<u>I</u> 808 LEE ALDRIDGE

STATE OF Chegon )ss. County of Linh

OFFICIAL SEAL JOYCE PACKEBUSH NOTARY PUELIC - OREGON COMMISSION NO.029687 MY COMMISSION EXPIRES NOV. 15, 1997

L.

ALDRIDGE

KATHERINE

The foregoing instrument was acknowledged before me this <u>12</u> day of April, 1994, by BOB LEE ALORIDGE and KATHERINE L. ALDRIDGE.

Packebush Before me: ance Notary Public an <sup>7</sup>0) My Commission Expires: TOU 1997



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## STATE OF OREGON: COUNTY OF KLAMATH: SS.

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Filed for record at request of	Aspen Title co	the 15th day	v
of April A.D., 19 <u>94</u>	at 3:38 o'clock P_M., and duly re	ecorded in Vol. <u>M94</u>	-,
of	Deeds on Page11310		
FEE \$35.00		ounty Clerk	
	By Qauline	Mulensiore	_

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