04-18-94P03:53 RCVD



WARRANTY DEED

#03041431 AFTER RECORDING RETURN TO:

ROBERT W. ADAMS COVE, OR 97824 CHURCH

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

GORDON MALCOMB and JOHN ROBERTS, hereinafter called GRANTOR(S), convey(s) to ROBERT W. ADAMS, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The Northerly 70 feet of Lot 4, Block 23 of the ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

Code 1.1 Map 3809-32CA TL 100

"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 \$TO CLEAR CONTRACTS.

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

IN WITNESS WHEREOF, the grantor has executed this instrument John Raborts bes atterne Judon Macomb his in fact this /37/day of April, 1994. & Groon Malcont JOHN ROBERTS by Gordon Malcomb GORDON MALCOMB his Attorney in Fact

STATE OF OREGON County of LANE

The foregoing instrument was acknowledged before me this 1374 day of April, 1994, by GORDON MALCOMB, INDIVIDUALLY AS AS ATTORNEY IN FACT FOR JOHN ROBERTS.

C. C. anne Before me: Notary Public for Oregon

Commission No. 25, 1997 My Commission Expires: _

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> NO. 026443
> MY CHARLES IN EXPIRES JULY 25, 1997

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