

Aspen#04041614
79451

04-20-94P03:11 RCVD

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SPECIAL WARRANTY DEED

LEONARD DUANE JONES AND MAVIS IRENE JONES, husband and wife, Grantors, conveys and specially warrants to KENT L. PEDERSON all of that certain real property and improvements located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Lot 10, Block 2, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat on file thereof in the Deed Records of Klamath County, Oregon.

SUBJECT TO: contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$109,724.00.

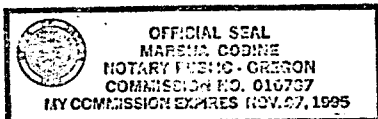
DATED this 5 day of March, 1992.

Leonard Duane Jones
LEONARD DUANE JONES

Mavis Irene Jones
MAVIS IRENE JONES

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 5th day of March, 1992, by Leonard Duane Jones and Mavis Irene Jones.



Marsha Cobine
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-7-95

GRANTORS NAME AND ADDRESS
Leonard D. and Mavis I. Jones

GRANTEES NAME AND ADDRESS:
Kent L. Pederson

AFTER RECORDING, RETURN TO:
Neal G. Buchanan
601 Main Street
Klamath Falls, OR 97601
Until a Change is Requested,
Send Tax Statement to:

STATE OF OREGON) ss.
County of Klamath)

I certify that the within instrument was received for record on the 20th day of April, 1994, at 3:11 o'clock P.M., and recorded in Book M94 on Page 11815 or as File Reel Number 79451, Record of Deeds of said County. WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By: Dan Miller
Deputy

Fee \$30.00