

79498

 **Aspen**  
TITLE & ESCROW, INC.

04-21-94A11:24 RCVD

Vol. m94 Page 11931

WARRANTY DEED

#03041390

AFTER RECORDING RETURN TO:

THOMAS C. WAGNER  
PATRICIA J. WAGNER  
6445 SHASTA WAY  
KLAMATH FALLS, OR 97603

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

VERNON L. PORTER and ROBERTA A. PORTER, husband and wife  
hereinafter called GRANTOR(S), convey(s) to THOMAS C. WAGNER and  
PATRICIA J. WAGNER, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 56, MOYINA, in the County of Klamath, State of Oregon.

Code 141 Map 3809-36CD TL 9400



"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  
\$59,900.00.

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

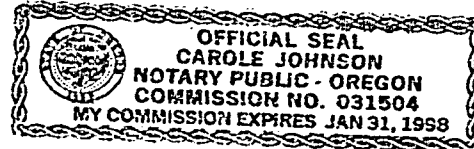
IN WITNESS WHEREOF; the grantor has executed this instrument  
this 15th day of April 1994.

Vernon L. Porter by Roberta A. Porter  
VERNON L. PORTER by Roberta A.  
Porter, his Attorney in Fact

Roberta A. Porter  
ROBERTA A. PORTER

STATE OF OREGON, County of Klamath)ss.

On this 15th day of April, 1994,



Personally appeared the above named ROBERTA A. PORTER,  
individually and as Attorney in Fact for VERNON L. PORTER 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 11:24 o'clock AM., and duly recorded in Vol. M94  
of Deeds on Page 11931.

FEE \$30.00

Evelyn Biehn - County Clerk

By Shirley M. Henderson