

79889



04-28-94A11:37 RCVD

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WARRANTY DEED

03041435
AFTER RECORDING RETURN TO:

GRETCHEN E. ERICKSON
2232 KILN STREET
KLAMATH FALLS, OREGON 97601

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

ARC INVESTMENTS, INC., a Texas Corporation, hereinafter called
GRANTOR(S), convey(s) to GRETCHEN E. ERICKSON, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lots 1 and 2, Block 37, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-30AA TL 1400

"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
\$49,900.00.

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 26th day of April 1994.

ARC INVESTMENTS, INC.

BY: Larry Curtis
LARRY CURTIS, PRESIDENT

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 26th day
of April, 1994, by LARRY CURTIS, PRESIDENT of ARC INVESTMENTS,
INC., a Texas corporation, on behalf of the corporation.

Before me: Carol Johnson
Notary Public for Oregon
Commission No. 031504
My commission expires: 1-31-98

12864

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of April A.D., 19 94 at 11:37 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 12863.

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller

ASPPA