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05-27-94P02:25 RCVD



KLAMATH COUNTY TITLE COMPANY

Vol. M94 Page 16946

K-46577

STATUTORY WARRANTY DEED
 (Individual or Corporation)

IAN R. SIMPSON AND LESLIE A. SIMPSON

conveys and warrants to WALTER GIAVIA, Grantor,the following described real property in the County of Klamath, Grantee,
and State of Oregon.

Lot 20, Block 7 of Tract No. 1140, Lynnewood First Addition,
according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements
of record and those apparent upon the land, contracts and/or liens for irrigation
and/or drainage*

*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.
(Here comply with the requirements of ORS 93.030*).

The true consideration for this conveyance is \$ 20,000.00

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES.

DATED this 2nd day of May 19 94 If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

IAN R. SIMPSON

LESLIE A. SIMPSON

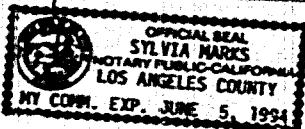
CALIFORNIA

STATE OF OREGON, County of _____)ss.
The foregoing instrument has acknowledged before me
this 2nd day of May 19 94
by Ian R. Simpson and
Leslie A. Simpson

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:



After recording return to:

NAME, ADDRESS, ZIP

Walter Gavia & Return
537 Northern Heights Blvd.
Klamath Falls, Oregon 97601

No.
My

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co
on this 27th day of May A.D., 1994
at 2:25 o'clock P. M. and duly recorded
in Vol. M94 of Deeds Page 16946

Evelyn Biehn County Clerk
By Dorlene Mullendore

Deputy.

Fee, \$30.00