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06-03-94P03:37 RCVD

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WARRANTY DEED

ASPEN TITLE #01041777
AFTER RECORDING RETURN TO:
ROBERT LANDER
16122 Timberline Lane
Klamath Falls, OR 97601

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

WARREN A. WALTER and CATHERINE L. WALTER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ROBERT LANDER,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 9 in Block 6, ORIGINAL PLAT KLAMATH RIVER ACRES OF OREGON,
in the County of Klamath, State of Oregon.

Code 96, Map 3907-36A0, Tax Lot 1800

"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
\$26,000.00.

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 27th day of May, 1994.

Warren A. Walter
WARREN A. WALTER

Catherine L. Walter
CATHERINE L. WALTER

STATE OF California)
County of Riverside) ss.

The foregoing instrument was acknowledged before me this 2nd
day of June, 1994, by WARREN A. WALTER and CATHERINE L.
WALTER.

Before me: Roy Kelleher
Notary Public for California
My Commission Expires: June 20, 1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day
of June A.D. 19 94 at 3:37 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 17573

Evelyn Biehn . County Clerk
By Pauline M. Henderson

FEE \$30.00