

82326

Vol. m94 Page 17806

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

MARTHA TIDWELL

convey(s) to ROBERT LEE ANDERSON, JR. and MARCY ANN ANDERSON, husband and wife, hereinafter called grantor,  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lots 9, 10 and 12 EXCEPT THEREFROM the West 230 feet, ALSO EXCEPT THEREFROM that portion of Lots 9 and 10 lying Northeasterly of Southwest right of way line of the Main Enterprise Irrigation Canal; All of Lot 11, Block 2, HOMELAND TRACTS, in the County of Klamath, State of Oregon.

CODE 43 MAP 3909-1CB TL 3501

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 those apparent on 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 \$ 20,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> consideration (indicate which)\* (Delete between symbols; if not applicable. See ORS 93.030)

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 1st day of June, 19 94.

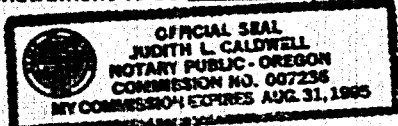
Martha Tidwell  
Martha Tidwell

STATE OF OREGON, County of Klamath )ss.

June 1, 19 94.

Personally appeared the above named Martha Tidwell

and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Judith L. Caldwell  
Notary Public for Oregon  
My Commission Expires: 8-31-95

Martha Tidwell  
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Robert Lee Anderson, Jr.  
Marcy Ann Anderson  
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of June, 19 94, at 11:20 o'clock A. M., and recorded in book/reel/volume No. M94 on page 17806 or as document/fee/file/instrument/microfilm No. 82326, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Dorlene Mullenbore Deputy

Fee \$30.00