



82403

06-08-94A11:30 RCVD

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WARRANTY DEED

ATE #02041787

AFTER RECORDING RETURN TO:

MR. & MRS. DALE WITHERS
P. O. BOX 450
ANGWIN, CA 94508

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

GARY CHARLES YOUNG, hereinafter called GRANTOR(S), convey(s) to
DALE WITHERS and PAT WITHERS, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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
\$1,500.00.

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 24th day of May, 1994.


GARY CHARLES YOUNG

STATE OF MISSISSIPPI)
County of Hinds) ss.

The foregoing instrument was acknowledged before me this 1st
day of MAY, 1994, by GARY CHARLES YOUNG.

Before me: June 1st 1994
Notary Public for MISSISSIPPI
Commission No. 8-5-94
My Commission Expires: 8-5-94

EXHIBIT "A"

A portion of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 16, FRONTIER TRACTS; thence North a distance of 50 feet to a point; thence West 100 feet to a point; thence South 50 feet to the Northwest corner of said Lot 16; thence East, along the North line of said Lot 16, 100 feet, more or less, to the point of beginning.

CODE 8 MAP 3606-10CA TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day
of June A.D., 19 94 at 11:30 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 17922

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline M. Henderson