

82563

06-10-94A11:25 RCVD



WARRANTY DEED

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ATE #02041752

AFTER RECORDING RETURN TO:

MR. & MRS. ROBERT ANDERSON
 7235 Bilyard
Klamath Falls, OR 97603

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

SHERYL L. STROEDE, hereinafter called GRANTOR(S), convey(s) to
 ROBERT L. ANDERSON and MARGUERITE V. ANDERSON, 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. . .

BPA
MHA
 "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
 \$78,000.00.

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 3rd day of June, 1994.

Sheryl L. Stroede
 SHERYL L. STROEDE



STATE OF OREGON, County of Klamath)ss.

On June 3, 1994, personally appeared the above named
 SHERYL L. STROEDE, and acknowledged the
 foregoing instrument to be her voluntary act and deed.

Before me: *Sandra S. Crane*
 Notary Public for Oregon
 My Commission Expires: 7/7/97

That portion of Lot 4, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southwest corner of said Lot 4, the point of beginning; thence North 89 degrees 37' East along the North boundary of Hilyard Avenue 135.88 feet; thence North 0 degrees 48' 30" West, 179.92 feet; thence West 135.88 feet parallel to the first bearing; thence South 179.92 feet parallel to the second bearing to the point of beginning.

CODE 43 MAP 3909-1DD TL 2800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day
of June A.D., 19 94 at 11:25 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 18256.

FEE \$35.00

Evelyn Biehn - County Clerk

By Darlene Mullenbore