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06-16-94A11:06 RCVD

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WARRANTY DEED

#02041696

AFTER RECORDING RETURN TO:

MARLON R. SHEWMAKER

BRENDA SHEWMAKER

4449 CLINTON AVE.KLAMATH FALLS, OR 97603

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

STEVEN P. TRICHEL and JOAN M. TRICHEL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to MARLON R. SHEWMAKER
and BRENDA SHEWMAKER, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 19, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

Code 96 Map 3907-25CO TL 3900

"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
\$20,600.00.

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 15th day of June 1994.

STEVEN P. TRICHEL

JOAN M. TRICHEL

STATE OF OREGON, County of Klamath)ss.

On this 15th day of June, 1994,

Personally appeared the above named STEVEN P. TRICHEL and JOAN
M. TRICHEL and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day
of June A.D. 19 94 at 11:06 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 18960.

FEE \$30.00

Evelyn Biehn
By Carol Johnson County Clerk

