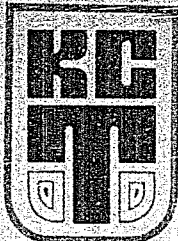


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KLAMATH COUNTY TITLE COMPANY

Vol m94 Page 19360

K-46769

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

DAVID S. DREW

conveys and warrants to CHARLES F. JUSTUS, JR. and SHIRLEY A. JUSTUS, husband and wife, Grantor,  
 the following described real property in the County of KLAMATH and State of Oregon.

All of that portion of Lots 1 and 2 in Block 44 of Nichols Addition to the City of Klamath Falls, Oregon, described as:

Beginning at the most Easterly corner of Lot 1; thence Northwesterly along the Westerly line of Tenth Street 100 feet; thence Southwesterly at right angles 44.1 feet; thence Southeasterly 101.5 feet, more or less, to the Northerly line of High Street at a point 40 feet Westerly from the point of Beginning; thence Easterly 40 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigations and/or drainage.

The true consideration for this conveyance is \$ 45,000.00 (Here comply with the requirements of ORS 93.030\*).

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 30.930.

DATED this 15th day of June 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

DAVID S. DREW

STATE OF OREGON, County of Klamath )ss.  
 The foregoing instrument was acknowledged before me  
 this 20th day of June 19 94  
 by David Drew

Notary Public for Oregon  
 My commission expires: 12-19-96

After recording return to:

Mr. & Mrs. Charles F. Justus, Jr.  
 2500 South 6th Street  
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

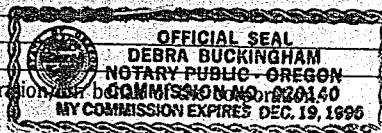
Mr. & Mrs. Charles F. Justus, Jr.  
 2500 South 6th Strret  
 Klamath Falls, Oregon 97601

OTIC 508

NAME, ADDRESS, ZIP

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 of \_\_\_\_\_  
 a corporation.



STATE OF OREGON,  
 County of Klamath )ss.

Filed for record at request of:

Klamath County Title Co

on this 21st day of June A.D., 19 94  
 at 11:16 o'clock A.M. and duly recorded  
 in Vol. M94 of Deeds Page 19360.

Evelyn Biehn - County Clerk

By Caroline Nielsen Deputy.

Fee, \$30.00