



83264

06-23-94P03:43 RCVD

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WARRANTY DEED

ATE #02041917  
AFTER RECORDING RETURN TO:

JUSTIN STRAUS  
1300 MAIN ST  
KLAMATH FALLS, OR 97601

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

RONNIE ARLIN BASS and DIANE M. BASS, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JUSTIN STRAUS  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 21, Block 7, Tract No. 1140, LYNNEWOOD FIRST ADDITION, IN  
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

Code 1 Map 3808-25DC Tax Lot 1400.

"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  
\$145,000.00.

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 21ST day of June 1994.

Ronnie Arlin Bass  
RONNIE ARLIN BASS

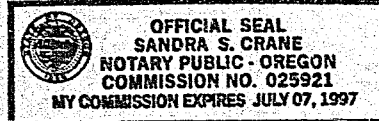
Diane M Bass  
DIANE M. BASS

STATE OF OREGON, County of Klamath)ss.

On this 21st day of June, 1994,

Personally appeared the above named RONNIE ARLIN BASS and DIANE  
M. BASS and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: Sandra S. Crane  
Notary Public for Oregon  
My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 23rd day  
of June A.D., 19 94 at 3:43 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 19660.

FEE \$30.00

Evelyn Biehn County Clerk  
By Sandra S. Crane