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07-01-94A 10:44 RCVD

Vol 94 Page 20487



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ATE #02041884

AFTER RECORDING RETURN TO:

DANIEL KOLLER

JEANNE ROSS & PARMINDER NAGRA

2343 Cuthbert St
Klamath Falls, OR 97601

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

SUSAN L. TEAMEY, INDIVIDUALLY, and SUSAN L. TEAMEY, TRUSTEE FOR
 KELLY L. TEAMEY, KYLE B. TEAMEY, KIPP T. TEAMEY, and KERRY P.
 TEAMEY, hereinafter called GRANTOR(S), convey(s) to DANIEL
 KOLLER, JEANNE ROSS and PARMINDER NAGRA, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

The South 70 feet of Lots 19, 20, 21 and 22, Block 1, ST.
 FRANCIS PARK, in the County of Klamath, State of Oregon.

Code 41 Map 3909-2CA Tax Lot 2700

"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
 \$165,000.00.

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 24th day of June, 1994.

TEAMEY TRUST

BY Susan L. Teamey Susan L. Teamey
 SUSAN L. TEAMEY, TRUSTEE Trustee SUSAN L. TEAMEY, INDIVIDUALLY

STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 28th
 day of June, 1994, by SUSAN L. TEAMEY, INDIVIDUALLY AND AS
 TRUSTEE FOR THE TEAMEY TRUST.

Before me: Daniel S. Crane

Notary Public for Oregon

Commission No. 025791

My Commission Expires: 7/7/97

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Aspen Title Co

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 1st day
of July A.D. 19 94 at 10:44 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 20487

FEE \$35.00

Evelyn Biehn, County Clerk

By Raoul Millender

THIS INSTRUMENT WILL NOT BE VALID UNLESS IT IS FIRST RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, AND THE RECORDING FEE THEREON IS PAID TO THE COUNTY CLERK OF SAID COUNTY.

THE CLERK OF THE COUNTY OF KLAMATH, OREGON, HEREBY CERTIFIES THAT THE FOREGOING INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY ON THE 1ST DAY OF JULY, 1994, AT 10:44 O'CLOCK A.M., AND DULY RECORDED IN VOL. M94 OF DEEDS ON PAGE 20487.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT MEDFORD, OREGON, THIS 1ST DAY OF JULY, 1994.

EVELYN BIEHN, County Clerk

By Raoul Millender

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