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07-01-94P03:40 RCVD

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Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041935

AFTER RECORDING RETURN TO:

Mr. and Mrs. Bryon H. Van Fleet

2515 Watson Street
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEEDGEMONT REALTY PARTNERS, INC., a Texas limited partnership,
hereinafter called GRANTOR(S), convey(s) to BRYON H. VAN FLEET
and SHERYL J. VAN FLEET, 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 BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN. . . ."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." JGV BKLand 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
~~equitable exchange~~ *new*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 27th day of June, 1994.

EDGEMONT REALTY PARTNERS, LTD., a Texas limited partnership

BY: EDGEMONT EQUITIES, INC., a Texas corporation, partner

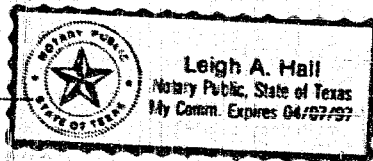
BY: *X* *[Signature]*BY: *X* _____STATE OF TEXAS)
County of Dallas) ss.The foregoing instrument was acknowledged before me this 29th
day of June, 1994, by Kurt W. Kennedy as
Vice President and _____ as
of EDGEMONT EQUITIES, INC., a Texas
corporation, partner, on behalf of EDGEMONT REALTY PARTNERS,
LTD., a partnership.Before me: *[Signature]*
Notary Public for Texas
My commission expires: _____

EXHIBIT "A"

The N 1/2 of the N 1/2 of Tracts No. 1, GIENGERS HOME TRACTS, in the County of Klamath, State of Oregon, TOGETHER WITH any portion of the S 1/2 of the N 1/2 of said Tract No. 1 which lies Northerly from a straight line extending from the East line of said tract to the West line thereof and which line is located exactly four inches Northerly from the East and West ends of the Northerly line of the cement foundation of the aluminum shop building situated on the S 1/2 of the N 1/2 of Tract No. 1, of said Giengers Home Tracts, but less any portion of said N 1/2 of the N 1/2 of said Tract No. 1, which lies South of the above described straight line lying four inches Northerly of the Northerly line of said cement foundation.

SAVING AND EXCEPTING THEREFROM that portion described in Deed recorded June 16, 1964 in Book 353 at Page 519, Deed Records of Klamath County for State Highway.

CODE 41 MAP 3909-2CA TL 100

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title Co the 1st day
of July A.D. 19 94 at 1:40 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 20702

FEE \$35.00

Evelyn Fiehn

County Clerk

By

Dorise Mullins