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07-01-94P03:40 RCVD

Vol. 94 Page 20708

WARRANTY DEED

ASPEN TITLE #01041887

AFTER RECORDING RETURN TO:
LARRY GENE PRICE
VERNA CHRISTINE LOWELL

P.O. Box 1002
Klamath Falls, OR 97601

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

LARRY GENE PRICE, hereinafter called GRANTOR(S), convey(s) to
LARRY GENE PRICE and VERNA CHRISTINE LOWELL, not as tenants in
common, but with full rights of survivorship, 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."

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 equitable
exchange.

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 1st day of July, 1994.

Larry Gene Price
LARRY GENE PRICE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 1st day
of July, 1994, by LARRY GENE PRICE.

Before me: W. Arlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

EXHIBIT "A"

A tract of land being a portion of Lot 73, FAIR ACRES SUBDIVISION NO. 1, situated in the NE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 73, 155.0 feet North of the Southwest corner of said Lot 73; thence East, parallel to the South line of said Lot 73, 250 feet; thence North, parallel to the West line of said Lot 73; 174 feet more or less to a point on the North line of said Lot 73; thence West 250 feet to the Northwest corner of said Lot 73; thence South 174 feet to the point of beginning.

EXCEPTING that portion deeded to Klamath County by deed recorded December 5, 1963 in Book 349 at Page 511 for the widening of Homedale Road.

CODE 41 MAP 3809-35DA TL 203

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 1:40 o'clock P.M. and duly recorded in Vol. M94
of Deeds on Page 20708

FEE \$35.00

Evelyn Biehn

County Clerk

By

Pauline Mullins