

83861

07-05-94A11-01 RVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041805

AFTER RECORDING RETURN TO:
Mr. and Mrs. Perry R. Angiono
5441 BARTLETT AVENUE
KLAMATH FALLS, OR. 97603

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

JOHN M. BAYS and SHIRLEY A. BAYS, husband and wife, hereinafter called GRANTOR(S), convey(s) to PERRY R. ANGIONO and CYNTHIA A. ANGIONO, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2 in Block 1, Tract 1033, FERNDAL, in the City of Klamath Falls, County of Klamath, State of Oregon.

Code 217, Map 3909-14AA, Tax Lot 300

"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 \$88,000.00.

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 30th day of June, 1994.

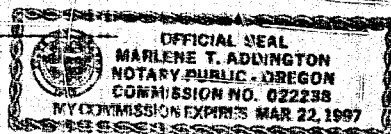
John M. Bays
JOHN M. BAYS

Shirley A. Bays
SHIRLEY A. BAYS

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 30th day of June, 1994, by JOHN M. BAYS and SHIRLEY A. BAYS.

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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day of July A.D. 1994 at 11:01 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 20926.

FEE \$30.00

Evelyn Flehn, County Clerk
By *Deanne Henderson*