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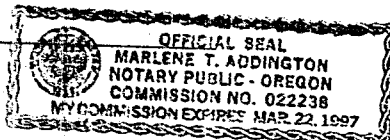
Aspen
TITLE & ESCROW, INC.

07-15-94P03:30 RCVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042027

AFTER RECORDING RETURN TO:
Mr. and Mrs. Donald R. Bell
427 Martin St.
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECAROLYN SUE KINNEY, hereinafter called GRANTOR(S), convey(s) to
DONALD R. BELL and RACHEL V. BROCKETT, 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.*200*
"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 real property
taxes, plus accrued interest, which taxes the Grantees herein
do not agree to assume and pay and Grantor holds Grantees
harmless therefrom,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
\$22,600.00.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 14th day of July, 1994.*Carolyn Sue Kinney*
CAROLYN SUE KINNEYSTATE OF OREGON)
) ss.
County of KLAMATH)The foregoing instrument was acknowledged before me this 15th
day of July, 1994, by CAROLYN SUE KINNEY.Before me: *Marlene T. Addington*
Notary Public for OREGON
My Commission Expires: March 22, 1997

21896

EXHIBIT "A"

A portion of Lots 9 and 10, Block 20, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 9, Block 20, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS; thence Northeasterly at right angles to Martin Street 50 feet; thence Northwesterly parallel with the Northeasterly line of Martin Street 50 feet; thence Southwesterly at right angles to Martin Street 50 feet; thence Southeasterly along the Northeasterly line of Martin Street 50 feet to the place of beginning.

CODE 1 MAP 3809-33AB TL 10500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day
of July A.D., 19 94 at 3:30 o'clock P.M., and duly recorded in Vol. M94,
of Deeds on Page 21895.
Evelyn Biehn -County Clerk
By *[Signature]*

FEE \$35.00