

84647

ATE #02041992

07-21-94P03:44 RCVD



WARRANTY DEED

Vol m94 Page 22405

AFTER RECORDING RETURN TO:
LEONARD R. HARRIS

P.O. Box 1028
Klamath Falls, OR 97601

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

KELSEY S. GRAY and KIMBERLY A. GRAY, hereinafter called
GRANTOR(S), convey(s) to LEONARD R. HARRIS, 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
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 the Trust Deed
recorded April 26, 1989, Book M-89 Page 7093, which Buyer herein
assumes and agrees to pay,

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
\$45,000.00.

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 7th day of July 1994.

x Kelsey S. Gray - attorney x Kimberly A. Gray
KELSEY S. GRAY KIMBERLY A. GRAY
Kimberly A. Gray

STATE OF ALASKA)
City) ss.
County of Wasilla)

The foregoing instrument was acknowledged before me this 12th
day of July, 1994, by BARON GLENN PHILLIPS and BETTY L.
PHILLIPS, Kimberly A. Gray as Attorney in fact for Kelsey
S. Gray and Kimberly A. Gray.

Before me: Quinn Schroeder
Notary Public for ALASKA
Commission No. X-11696 N/A
My Commission Expires: 11-16-96

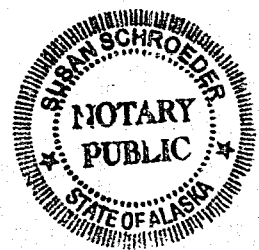


EXHIBIT "A"

22406

Lot 16, Block 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING that parcel deeded to Irma Shearer in Deed recorded in Volume 197 at Page 471, Deed Records of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 16 and running thence West 31 feet along the North line of said lot; running thence South parallel to the East line of said lot, 18 feet; running thence East parallel to the North line of said lot, 31 feet to the East line of said lot; running thence North on the East line of said lot, 18 feet to the place of beginning.

CODE 1 MAP 3809-33DE TL 13800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 21st day
of July A.D., 19 94 at 3:44 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 22405.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mulhensdale