

07-26-94P03:52 RCVD

Vol.<u>m94</u> Page 22928

WARRANTY DEED

#02042061

AFTER RECORDING RETURN TO: FLOYD WAYNE PATRICK GAXLE DAVIS PATRICK P.O. BOX 24 WHITMORE VA 73076

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

EDWIN A. DUSABLON and CAROLE A. DUSABLON, husband and wife, hereinafter called GRANTOR(S), convey(s) to FLOYD WAYNE PATRICK and GAYLE DAVIS PATRICK, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Parcel 2 of Land Partition 23-93 as filed in the Klamath County Clerk's Office, situated in the NE 1/4 SE 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian,, in the County of Klamath, State of Oregon.

CODE 7 MAP 3908-110 TL 200 Covers additional property CODE 7 MAP 3908-110 TL 300 Covers additional property

"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 \$36,000.00. "THE EXECUTION OF THIS DEED BY THE GRANTOR IS BEING MADE AT THE DIRECTION OF CLTC EXCHANGE COMPANY, AS THE HEREIN DESCRIBED PROPERTY IS A PORTION OF A TAX DEFERRED EXCHANGE BY SAID GRANTOR."

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 26th day of July, 1994.

Edwin A. DUSABLON

Carole Q. Shula CAROLE A. DUSABLON

STATE OF OREGON County of Klamath

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The foregoing instrument was acknowledged before me this 26th day of July, 1994, by EDWIN A. DUSABLON, and CAROLE A. DUSABLON.

)ss.

Before me: <u>Marke</u> Notary Public for Ocegon My Commission Expires: January 31, 1998

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AFTRE RECORDING RETURE TO: FLOYD WATHE ENTRICE GAVIE DAVIS PATRICE

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at	t request of	Aspen Title co the26th day
of July	A D. 19 94	at <u>3:52</u> o'clock <u>P</u> M., and duly recorded in Vol. <u>M94</u>
01 Jury	of	Deeds on Page 22928
		Evelyn Biehn · County Clerk
FEE \$35.00		By Douline Mulendore
FEE \$33.00		

SS.

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Sefere me: Notary Public to Ocegon My Counties on Entrees: January 31, 1918