

85127

Aspen
TITLE & ESCROW, INC.

Vol. 94 Page 23404

WARRANTY DEED

#03041861
AFTER RECORDING RETURN TO:

VERA LOREE HESS
3331 BISBEE
KLAMATH FALLS, OR 97603

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

BRUCE J. DUNN, hereinafter called GRANTOR(S), convey(s) to VERA
LOREE HESS, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....

J.H.
"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
\$49,900.00.

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 29th day of July 1984.

Bruce J. Dunn
BRUCE J. DUNN

STATE OF OREGON, County of Klamath)ss.

On this 29th day of July, 1994,

Personally appeared the above named BRUCE J. DUNN and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998



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EXHIBIT "A"

All that portion of Lots 9 and 12, Block 6, ALTAMONT ACRES, lying South and West of Government Lateral, in the County of Klamath, State of Oregon.

EXCEPT THEREFROM that portion deeded to Jesse J. Wheatley and Marjorie B. Wheatley by Deed recorded in Book 345 at Page 330.

ALSO EXCEPT THEREFROM that portion described in Real Estate Contract by and between Helen G. Montgomery and Jack R. Evatt and Verna M. Evatt, recorded January 5, 1978 in Book M-78 at Page 257.

ALSO EXCEPT THEREFROM that portion lying within the boundary of Bisbee Street per Order recorded June 15, 1966, in Book M-66 at Page 6206.

CODE 41 MAP 3909-10AB TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 1st day
of Aug A.D., 19 94 at 10:38 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 23404
Evelyn Biehn - County Clerk
By *Dorlene M. Henderson*

FEE \$35.00