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08-01-94P03:32 RCVD

Vol 194 Page 23495



TITLE & ESCROW, INC.

#03042083

WARRANTY DEED

AFTER RECORDING RETURN TO:

EDWIN A. DUSABLON
CAROLE A. DUSABLON2129 Quindale Rd
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEFRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to EDWIN A. DUSABLON
and CAROLE A. DUSABLON, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:The East 60 feet of Lot 6, Block 2, FAIRVIEW ADDITION NO. 2, IN
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

Code 1 Map 3809-29CA TL 1200

CGO
EAD

"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
\$82,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
NAMED IS DONE AT THE DIRECTION OF CLTC EXCHANGE COMPANY AS PART
OF A TAX DEFERRED EXCHANGED FOR THE BENEFIT OF SAID GRANTEE.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 1st day of August, 1994.

FRANK M. PEDERSEN

BARRIE G. PEDERSEN

STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 1st day
of August, 1994, by FRANK M. PEDERSEN and BARRIE G. PEDERSEN.Before me:
Notary Public for Oregon
My Commission Expires: 7/7/97

