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08-01-94P03:32 RCVD

Aspen TITLE & ESCROW, INC.

Vol. M94 Page 23501

WARRANTY DEED

#03042079
AFTER RECORDING RETURN TO:

DAVID H. PETERSEN
TERESA A. RENNICK
36670 MODOC POINT RD.
CHILOQUIN, OR 97624

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

WILLIAM E. RAY and KAREN M. RAY, husband and wife , hereinafter called GRANTOR(S), convey(s) to DAVID H. PETERSEN and TERESA A. RENNICK, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A tract of land situated in Government Lots 3 and 4, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of KLamath, State of Oregon, more particularly described as follows:

Beginning at the North quarter corner of Section 7; thence West 586.8 feet to the Easterly right of way line of State Highway No. 427 as now located; thence South 0 degrees 41' East along the Easterly right of way line of said highway 498 feet to the true point of beginning; thence continuing South along said highway 215 feet; thence East 259.5 feet; thence North 215 feet; thence West 261.8 feet, more or less, to the point of beginning.

CODE 118 MAP 3507-7BA TL 500

RESERVING UNTO THE GRANTOR, their Heirs & Assigns, an easement for ingress and egress for road purposes over the South 30 feet of the above described property.

D.H.P.

"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 $41,000.00.

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 1st day of August 1994.

William E. Ray
WILLIAM E. RAY

Karen M. Ray
KAREN M. RAY

STATE OF OREGON)
)ss.
County of Klamath)

Continued on next page

23502

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
MY COMMISSION EXPIRES JAN 31, 1998

WARRANTY DEED
PAGE 2

The foregoing instrument was acknowledged before me this 1st day of August, 1994, by WILLIAM E. RAY AND KAREN M. RAY.

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

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 3:32 o'clock P M., and duly recorded in Vol. M94, of Deeds on Page 23501.

Evelyn Biehn - County Clerk
By Darlene Mullendore

FEE $35.00