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CMAS

**Aspen**  
TITLE & ESCROW, INC.

08-05-94A10:53 RCVD

Vol. m94 Page 24182

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041940

AFTER RECORDING RETURN TO:

Mr. and Mrs. Arthur E. Wagner  
4425 Bryant  
Klamath Falls, OR 97603

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

RAYMOND K. ANDERSON and GRACIE L. ANDERSON, husband and wife,  
hereinafter called GRANITOR(S), convey(s) to ARTHUR E. WAGNER and  
VIOLA R. WAGNER, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

The Easterly 70 feet of Lot 1 in Block 9 of PLEASANT VIEW  
TRACTS, in the County of Klamath, State of Oregon.

Code 41, Map 3909-2BB, Tax Lot 4000

"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."

*JKW*

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 Contract,  
including the terms and provisions thereof, in favor of the  
State of Oregon, by and through the Director of Veterans'  
Affairs, recorded October 23, 1987 in Book M87, Page 19287, Deed  
Records, Klamath County, Oregon and under which the Vendee's  
interest was assigned by instrument recorded May 1, 1990, Book  
M-90, page 8140, which Contract the Grantees herein agree to  
assume and pay according to the terms contained therein,

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  
\$50,000.00.

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 3rd day of August, 1994.

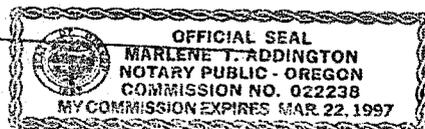
*Raymond K. Anderson*  
RAYMOND K. ANDERSON

*Gracie L. Anderson*  
GRACIE L. ANDERSON

STATE OF OREGON            )  
County of Klamath        ) ss.

The foregoing instrument was acknowledged before me this 4th  
day of August, 1994, by RAYMOND K. ANDERSON and GRACIE L.  
ANDERSON.

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

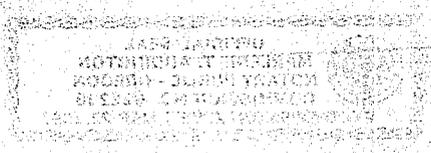
Filed for record at request of Aspen Title co the 5th day of Aug A.D., 1994 at 10:53 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 24182. Evelyn Biehn - County Clerk By [Signature]

FEE \$35.00

THE PARTIALLY 30 FEET OF LOT 1 IN BLOCK 5 OF PLEASANT VIEW... THE PARTIALLY 30 FEET OF LOT 1 IN BLOCK 5 OF PLEASANT VIEW... THE PARTIALLY 30 FEET OF LOT 1 IN BLOCK 5 OF PLEASANT VIEW...

[Signature] GRABIE L. ANDERSON

[Signature] RAYMOND K. ANDERSON



[Signature] Notary Public for Oregon