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CRAS

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 BryantKlamath 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 GRANTOR(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."

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.

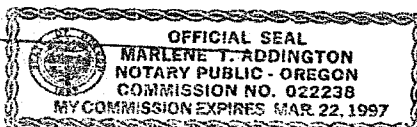
Raymond K. Anderson
RAYMOND K. ANDERSON

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



24183

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-28-2001 BY 60322 UCBAW

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 10-10-2001 BY 60322 UCBAW

1947-50 11/23 11/23

STATE OF OREGON: COUNTY OF KLAMATH: SS.

STATE OF OREGON: COUNTY OF CLATSOP

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.
By Evelyn Biehn County Clerk
Pauline Mullendore

FEE \$35.00

(Faint mirrored bleed-through from reverse side)

THESE PRACTICES ARE DEFINED IN ORS 30.300.2. A PROPERTY OWNER IS DETERMINING ANY LIMITS ON LAWSUITS AGAINST A PROPERTY OWNER OR COUNTY PLANNING DEPARTMENT IN WRITING. AN ADJUDICATING BILL TITLE TO THE PROPERTY SHOULD CHECK WITH THE PLANNING DEPARTMENT, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND-USE LAWS AND

[illegible]

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

and actual consideration for this transfer is

and therefore of existing and future law and order. It is

important and numerous and include the following:

[Handwritten signature]

86273 144 7. 0405749

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 11-19-2001 BY 60322 UCBAW/STP

[illegible]

[Faint, illegible handwritten notes]