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Aspen TITLE & ESCROW, INC.

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 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 3909-28B, 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."

RW
JRW

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

GRACIE L. ANDERSON

STATE OF OREGON)
)ss.
County of Klamath)

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

OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MY COMMISSION EXPIRES MAR 22, 1997

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 5th day of Aug A.D., 19 94 at 10:53 o'clock A.M., and duly recorded in Vol. M94, of Deeds on Page 24182.

Evelyn Biehn - County Clerk
By Pauline Mullendore

FEE $35.00