

WARRANTY DEED

#01042050

AFTER RECORDING RETURN TO:

AARON A. POWLESS ROOFING
2159 WANTLAND
KLAMATH FALLS, OR 97601

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

HIGH VALLEY PROPERTIES, a partnership consisting of Alan W. Eberlein and Neal L. Eberlein, hereinafter called GRANTOR(S), convey(s) to AARON A. POWLESS, doing business as AARON A. POWLESS ROOFING, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4 and the adjacent Southwesterly 10 feet of vacated alley, Block 60, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Kamath, State of Oregon.

Code 1.1 Map 3809-28CC TL 8100

"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 \$9,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

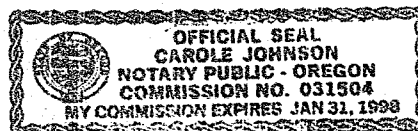
IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of July, 1994.

HIGH VALLEY PROPERTIES, a partnership

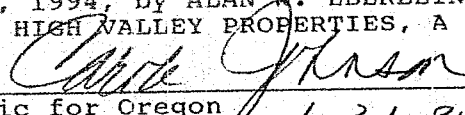
BY: 
ALAN W. EBERLEIN, PARTNER

BY: 
NEAL L. EBERLEIN, PARTNER

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 21st day of July, 1994, by ALAN W. EBERLEIN AND NEAL L. EBERLEIN, PARTNERS OF HIGH VALLEY PROPERTIES, A PARTNERSHIP.

Before me: 
Notary Public for Oregon
My Commission Expires: 1-31-98

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Aug A.D. 19 94 at 10:54 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 24184
Evelyn Biehn - County Clerk
By Caroline Nielsen

FEE \$35.00

