08-17-94P03:44 RCVD

WARRANTY DEED



AFTER RECORDING RETURN TO:

ROBERT ALAN FIRTH SHEREE LYNN FIRTH 16462 LOST CANYON SANTA CLARITA, OA 9135

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

GROVER C. KING and MARGARET L. KING, husband and wife, also known as GROVER KING and MARGARET KING, husband and wife, hereinafter called GRANTOR(S), convey(s) to ROBERT ALAN FIRTH and SHEREE LYNN FIRTH, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

PARCEL 1:

FALLS

Lot 48, Block 15, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, in the County of Klamath, State of Oregon.

CODE 114 MAP 3711-21CO TL 3800

PARCEL 2:

Lot 49, Block 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-21CO TL 3900

"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 \$45,000.00.

)ss.

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 /72 day of August, 1994.

GROVER C. KING

STATE OF OREGON

County of Klamath

milt	
MARGARET L. KING	ing
	?*

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

Continued on next page

SEE

The foregoing instrument was acknowledged before me this // day of August, 1994, by GROVER C. KING and MARGARET L. KING. 7 T. K. Im

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Before me: (2



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STATE OF OREGON: COUNTY OF KLAMATH:

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of	Au	<u>g</u>	A.D., 19	<u>94 at 3:44</u>	_ o'clockPM.,	and duly recorded in Vol. M94
			of	Deeds	on Page	
					Evelyn Biehn	County Clerk
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STATE OF CREEDE

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Notary Public for Oregon

WARRANTY DEED

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