



## WARRANTY DEED

#03042170/42185

AFTER RECORDING RETURN TO:

GERRIN P. DEGROOT

1041 WILD PLUM L.R.  
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEBRENDA K. NEWTON, WHO ACQUIRED TITLE AS BRENDA K. BAGWELL,  
hereinafter called GRANTOR(S), convey(s) to GERRIN P. DEGROOT,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 2, EMPIRE TRACTS, in the County of Klamath, State of Oregon.

Code 41 Map 3809-350C PL 1200

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 FEED 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."

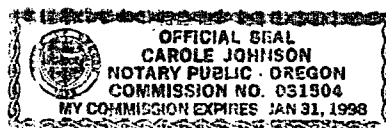
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent on the land and Trust  
Deed recorded in Book 4-94 at page 2487, which Grantee herein  
does not assume nor agree to pay, 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  
\$24,922.14.

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 23rd day of August, 1994.

Brenda K. Newton  
BRENDA K. NEWTON



STATE OF OREGON, County of Klamath) ss.

On this 23rd day of August, 1994.

Personally appeared the above named BRENDA K. NEWTON and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 25th day  
of Aug A.D., 19 94 at 11:00 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 26516.

FEE \$30.00

Evelyn Eiehn - County Clerk

By Carole Johnson