

WARRANTY DEED

08-30-941 10:25 RCVD

Volm94 Page 27084

#01042133 AFTER RECORDING RETURN TO:

0. JUSTIN OHNE(10) 0.0. BOX 2628 WHITE CITY, OR 97503

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

ORAL R. WAGNER, hereinafter called GRANTOR(S), convey(s) to 0. JUSTIN OHNEMUS hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The SW 1/4 of the NW 1/4 of the SW 1/4 of Section 8, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3613-800 TL 500

"THIS INSTRUMEN' WILL NOT A LOW 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 FE TITLE O THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY (? COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND O 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 a l encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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

The true and actial conside stion for this transfer is \$4,000.00.

In construing thes deed and where the context so requires, the singular includes the plura?

IN WITNESS WHEREUF, the gran or has executed this instrument that  $\frac{2}{2}$  day of August 1994

Or al Way ::er ORAL R. WAGNER /

STATE OF CALIFORNIA County of alamidit ) )ss.

The foregoing instrument was acknowledged before me this 904 My Commission Exp y 96 es:

H J WITT COMM. #968984 Notary Public-California ALAMEDA COUNTY

My comm. expires JUL C5.1996

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## STATE OF OREGON COUNTY OF KLAMATH: - Sta

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| FEE   | \$35.00                 | of Deeds on Page 27084<br>Evelyn Bielin County Clerk<br>By Seculine Mullendrie                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |

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