

 **Aspen**  
TITLE & ESCROW, INC.  
ATE #01042184

## WARRANTY DEED

AFTER RECORDING RETURN TO:

MR. &amp; MRS. MICHAEL A. KEANE

1171 Lynnewood Blvd.  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BERNIECE L. CATE, hereinafter called GRANTOR(S), convey(s) to  
MICHAEL A. KEANE and MARY ANNE G. KEANE, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 14, Block 1, Tract No. 1091, LYNNEWOOD, in the County of  
Klamath, State of Oregon.

Code 1 Map 3808-25DD Tax Lot 3500

"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  
\$196,000.00.

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

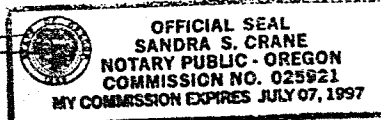
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 13th day of September 1994

Berniece L. Cate  
BERNIECE L. CATE

STATE OF OREGON, County of KLAMATH)ss.

On September 14TH, 1994, personally appeared BERNIECE L. CATE  
and acknowledged the foregoing instrument to be her voluntary  
act and deed.

Before me: Sandra S. Crane  
Notary Public for: Oregon  
My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day  
of Sept A.D., 19 94 at 10:52 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 29258

FEE \$30.00

Evelyn Biehn - County Clerk

By Sandra S. Crane