

WARRANTY DEED

#01042250  
AFTER RECORDING RETURN TO:

CLARENCE G. RUSE  
PATIE RUSE  
P.O. Box 354  
Keno, OR 97627

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

JIM F. DRAKE and SHIRLIE A. DRAKE, husband and wife, hereinafter called GRANTOR(S), convey(s) to CLARENCE G. RUSE and PATIE RUSE, 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, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 97 Map 3908-3130 TL 7200

*CR* "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
*PR* 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 \$47,500.00.

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 13th day of September, 1994.

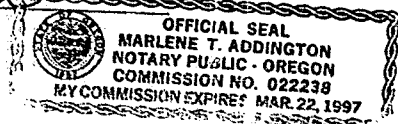
*Jim F. Drake*  
JIM F. DRAKE

*Shirley A. Drake*  
SHIRLIE A. DRAKE

STATE OF OREGON                    )  
County of Klamath                ) ss.

The foregoing instrument was acknowledged before me this 16th day of September, 1994, by JIM F. DRAKE and SHIRLEY A. DRAKE.

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH:                    ss.

Filed for record at request of Aspen Title co the 27th day of Sept A.D. 19 94 at 10:27 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 30254.

FEE \$30.00

Evelyn Biehn                    County Clerk

By *Pauline M. ...*