

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042253
AFTER RECORDING RETURN TO:

William E. Davis and Tina M. Pettit

1913 Lost
Klamath Falls, OR 97601

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

KENNETH S. DUGAN and GEORGE V. DUGAN and MARJORIE H. DUGAN,
hereinafter called GRANTOR(S), convey(s) to WILLIAM E. DAVIS and
TINA M. PETTIT, not as tenants in common, but with full rights
of survivorship, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 1 in Block 77 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29BD, Tax Lot 700

"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:

1) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent
upon the land.

2) Construction Lien recorded September 24, 1993, and recorded
in Book M-93, Page 24670, Klamath County Records, which the
Grantees herein DO NOT agree to assume and pay and Grantors
hereby hold Grantees harmless therefrom.,

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
\$25,000.00.

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

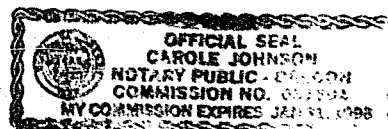
IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of October, 1994.

Kenneth S. Dugan
KENNETH S. DUGAN

George V. Dugan
GEORGE V. DUGAN

Marjorie H. Dugan
MARJORIE H. DUGAN

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 13th
day of October, 1994, by KENNETH S. DUGAN and GEORGE V. DUGAN
and MARJORIE H. DUGAN.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: March 22, 1997
1-31-98

35058

WILLIAM

WILLIAM

WILLIAM

WILLIAM

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 13th day
of Oct A.D., 19 94 at 3:35 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 32026

FEE \$35.00

Evelyn Biehn - County Clerk
By William Mullins

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