

89828

10-19-94A11:12 RCVD

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WARRANTY DEED

#01042392

AFTER RECORDING RETURN TO:

SHIRLEY M. DI BATTISTA

1924 Logan
Klamath Falls OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DUAINE KLINE, JR. and GAY G. KLINE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to SHIRLEY M. DI
BATTISTA hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 73, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR, in the County of Klamath, State of Oregon.

Code 1 Map 3809-34CB TL 2600

"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
\$63,000.00.

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 17th day of October, 1994.

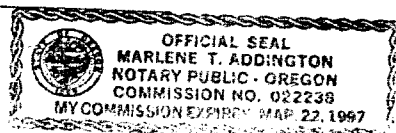
Duaine Kline, Jr.
DUAINE KLINE, JR.

GAY G. KLINE
GAY G. KLINE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 18th
day of October, 1994, by DUAINE KLINE, JR. and GAY G. KLINE.

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 19th day
of Oct A.D., 19 94 at 11:12 o'clock AM., and duly recorded in Vol. M94
of deeds on Page 32505

FEE \$30.00

Evelyn Biehn

County Clerk

By Duaine Kline, Jr.