

90366

11-211-94P03:34 RCVD

Vol. m94 Page 33589**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

#03042354

AFTER RECORDING RETURN TO:

TIMOTHY CLARK

• 1885 Del Moped

Klamath Falls OR 97601

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

EUGENE G. FERGUSON, hereinafter called GRANTOR(S), convey(s) to
TIMOTHY CLARK, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 534, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AD TL 15600

"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 Trust Deed
recorded in Book M-77 at page 11057, which Grantee herein hereby
assumes and agrees to pay, 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
\$44,000.00, which is paid to an Accommodator as part of a 1031
Deferred Exchange.

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

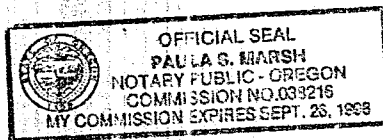
IN WITNESS WHEREOF, the grantor has executed this instrument
this 14 day of October, 1994.

Eugene G. Ferguson
EUGENE G. FERGUSON

STATE OF OREGON)

County of Deschutes)

) ss.



The foregoing instrument was acknowledged before me this 21st
day of October, 1994 by EUGENE G. FERGUSON.

Before me: Paula G. Marsh

Notary Public for Oregon

My Commission Expires: 9-25-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 28th day
of Oct A.D., 19 94 at 3:34 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 33589

Evelyn Biehn - County Clerk

By Orlene Melendore

FEE \$30.00