

30427

10-11-94 P03:33 RCVD

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WARRANTY DEED

#03042399

AFTER RECORDING RETURN TO:

NANETTE C. LOVERDE  
 309 WASHINGTON STREET  
 KLAMATH FALLS, OR 97601

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

AARON R. DEGROOT, hereinafter called GRANTOR(S), convey(s) to  
 NANETTE C. LOVERDE, hereinafter called GRANTEE(S), all that real  
 property situated in the County of Klamath, State of Oregon,  
 described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
 PART HEREOF.....

"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-93 at page 13892, which Grantee here does not  
 assume nor agree 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  
 \$54,000.00.

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

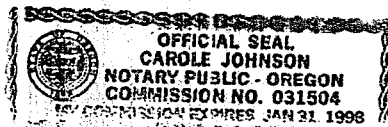
IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 25th day of October, 1994.

AARON R. DEGROOT  
 AARON R. DEGROOT

STATE OF OREGON )

County of Klamath )

) ss.



The foregoing instrument was acknowledged before me this 31st  
 day of October, 1994, by AARON R. DEGROOT.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998

EXHIBIT "A"

33745

Lot 7, Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND ALSO all that part of Block 8, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on Washington Street 52.8 feet Northeastly from the corner of Washington and Third Streets; thence Northeastly along the northerly line of Washington Street 29.6 feet, more or less, to the South line of the NE 1/4 of the NW 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian; thence West along the South line of the NE 1/4 of the NW 1/4 of said Section 32, 47.3 feet, more or less, to a point North 51 degrees 15' West of the point of beginning; thence South 51 degrees 15' East 36.9 feet, more or less, to the place of beginning.

CODE 1 MAP 3809-32BA TL 13300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ Oct \_\_\_\_\_

A.D., 19 94 . at \_\_\_\_\_

Aspen Title Co

3:33

o'clock P

M.,

the \_\_\_\_\_

31st

day

on Page

33744

and duly recorded in Vol. \_\_\_\_\_

M94

Evelyn Biehn

- County Clerk

By \_\_\_\_\_

FEE \$35.00