



11-01-94P03:25 CVD

TITLE & ESCROW, INC.

WARRANTY DEED

Vol. 94 Page 33843

#03042396

AFTER RECORDING RETURN TO:

CARL OVERMAN

SHIRLEY OVERMAN

608 JUANITA WAY
ROSEVILLE, CA 95678

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

JOHN R. FLEMING and JUDITH A. FLEMING, husband and wife,
hereinafter called GRANTOR(S), convey(s) to CARL OVERMAN and
SHIRLEY OVERMAN, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 5, Block 5, Tract No. 1035, GATEWOOD, in the County of
Klamath, State of Oregon.

Code 63 Map 3909-14AB TL 6800

"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 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
\$95,000.00.

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 26 day of October, 1994.

JOHN R. FLEMING

JUDITH A. FLEMING

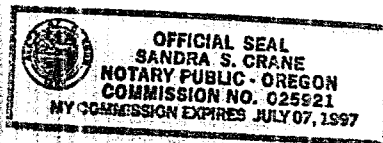
STATE OF OREGON)

County of Klamath)

The foregoing instrument was acknowledged before me this 26th
day of October, 1984, by JOHN R. FLEMING AND JUDITH A.
FLEMING.

Before me: Sandra S. Crane
Notary Public for Oregon

My Commission Expires: 7/7/97



STATE OF OREGON: COUNTY OF CLATSOP: SS.

Filed for record at request of Aspen Title Co the 1st day
of Nov A.D., 19 94 at 3:25 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 33843.

FEE \$35.00

Evelyn Biehn County Clerk

By Catherine Mullendore

JAMES M. HARRIS
 1000 N. 10TH ST.
 DENVER, CO. 80202
 (303) 733-1111