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11-02-94 13:25 RCVD

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WARRANTY DEED

#03042357

AFTER RECORDING RETURN TO:

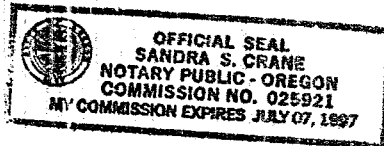
EVA D. SWEITZER
1675 VERNON ST. #52
ROSEVILLE, CA 95678UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDWIGHT EDWARD PRATT, SR., hereinafter called GRANTOR(S),
convey(s) to EVA D. SWEITZER, an unmarried person, hereinafter
called GRANTEE(S), a 1 that real property situated in the County
of Klamath, State of Oregon, described as:Lot 1, Block 4, FIRST ADDITION TO KELENE GARDENS, in the County
of Klamath, State of Oregon.

Code 41 Map 3909-15AA TL 9000

"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
\$60,500.00.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.
DWIGHT EDWARD PRATT, SR.

STATE OF OREGON, County of Klamath ss.

On this 25th day of October, 1994,Personally appeared the above named DWIGHT EDWARD PRATT, SR. and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me:
Notary Public for Oregon
My Commission Expires: 7/7/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Nov A.D., 19 94 at 3:25 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 34016

FEE \$30.00

Evelyn Niehn
By - County Clerk