11-07-94410:40 RCVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042436

AFTER RECORDING RETURN TO: DUAINE J. KLINE GAY G. KLINE <u>4700 Glenwood</u> Klamath Falls, OR 97603

TITLE & ESCROW, INC.

90687

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

CHARLES W. SEAL, JR. and MICHELE L. SEAL, husband and wife, hereinafter called GRANTOR(S), convey(s) to DUAINE J. KLINE and GAY G. KLINE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 16 in Block 6, Tract No. 1035, GATEWOOD, in the County of Klamath, State of Oregon.

Code 63, Map 3909-14AB, Tax Lot 2800

At At

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIED 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, condions, 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 \$96,950.00.

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 31st day of October, 1994.

Charles Walead CHARLES W. SEAL, JR.

MICHELE SFAL

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STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 31d day of November, 1994, by CHARLES W. SEAL, JR., also known as C.W. SEAL and MICHELE L. SEAL.

<Before me: Loudla-Notary Public for Oregon My Commission Expires: March 22, 7/1/97 QAD 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

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