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SPS

11-07-94A10:40 RCVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042436

AFTER RECORDING RETURN TO:

DUAINE J. KLINE

GAY G. KLINE

4700 Glenwood  
Klamath Falls, OR 97603

UNTIL A CHANGE 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

*BY R  
K*

"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 \$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 W. Seal, Jr.  
CHARLES W. SEAL, JR.

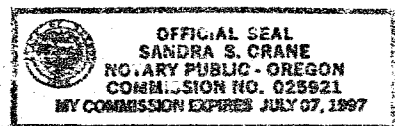
Michele L. Seal  
MICHELE L. SEAL

STATE OF OREGON, County of Klamath)ss. *ms*

The foregoing instrument was acknowledged before me this 3rd day of November, 1994, by CHARLES W. SEAL, JR., also known as C.W. SEAL and MICHELE L. SEAL.

Before me: Sandra S. Crane  
Notary Public for Oregon

My Commission Expires: ~~March 22, 1997~~ 7/7/97 *CR*



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 7th day of Nov A.D., 19 94 at 10:40 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 34291

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]

ASPER L. HONER  
CLERK & ARBITER  
RECORDS ON THE CLERK  
COUNTY OF KLAMATH  
1001 ADAMS STREET, ASTORIA, OREGON