

30782

Aspen
TITLE & ESCROW, INC.

11-08-94A10:38 RCVD

Vol. 94 Page 34464

WARRANTY DEED

ATE #02042382
AFTER RECORDING RETURN TO:

JAMES D. FORD
205 Lytton
Klamath Falls, OR 97601

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

HOWARD L. KOERTJE and ROBERTA J. KOERTJE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES D. FORD, an
unmarried man, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The S 1/2 of Lots 5 and 6, Block 18, NORTH KLAMATH FALLS, in the
County of Klamath, State of Oregon.

Code 1 Map 3809-2988 Tax Lot 6900

Sandra S. Crane
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
\$64,900.00.

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 4th day of November, 1994.

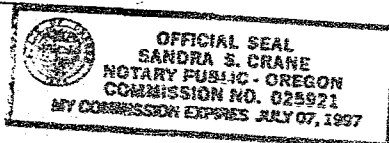
Howard L. Koertje
HOWARD L. KOERTJE

Roberta J. Koertje
ROBERTA J. KOERTJE

STATE OF OREGON, County of Klamath)ss.

On November 4, 1994, personally appeared HOWARD L. KOERTJE and
ROBERTA J. KOERTJE and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: *Sandra S. Crane*
Notary Public for: OREGON
My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Nov A.D. 19 94 at 10:38 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 34464

FEE \$30.00

Evelyn Biehn County Clerk

By *Sandra S. Crane*