



Vol. May Page

35156

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05042491

AFTER RECORDING RETURN TO: Dwight E. Pratt, Sr. 3423 Altamont Dr. Klamath Falls, Or 97603

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

JOHN THOMAS BRADLEY, hereinafter called GRANTOR(S), convey(s) to DWIGHT E. PRATT, SR., hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2 in Block 7 of ALTAMONT ACRES, in the County of Klamath, State of Oregon.

Code 41, Map 3909-10AC, Tax Lot 6000

"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 FE. 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 \$79,500.00.

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 15 day of November, 1994.

JOHNCTHOMAS BRADLEY

STATE OF OREGON

County of Klamath



The foregoing instrument was acknowledged before me this 15th day of November, 1994, by JOHN THOMAS BRADLEY.

ſ Before me: Notary Public for Oregon My Commission Expires: \_

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## STATE OF OREGON: COUNTY OF KLAMATH:

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