



## WARRANTY DEED

Aspen Title #05042520  
AFTER RECORDING RETURN TO:  
ROBERT C. SHERIDAN  
BARBARA J. KAYLOR SHERIDAN  
1851 Old Fort Road  
Klamath Falls, OR 97601

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

FRED N. POOL AND HELEN K. POOL, hereinafter called GRANTOR(S), convey(s) to ROBERT C. SHERIDAN AND BARBARA J. KAYLOR SHERIDAN, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

AKP 4x.P.  
Lots ~~3 and~~ 4, Block 20, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

"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, contracts and/or liens for irrigation and/or drainage,

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 \$13,500.00.

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 14TH day of NOVEMBER 1994.

X Fred N. Pool  
FRED N. POOL

X Helen K. Pool  
HELEN K. POOL

STATE OF ARIZONA )  
) ss.  
County of YAVAPAI )

The foregoing instrument was acknowledged before me this 15 day of November, 1994, by Fred N. Pool and Helen K. Pool.

Before me: William J. McQuinn  
Notary Public for ARIZONA COUNTY & STATE  
My Commission Expires: 7-31-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 18th day of November A.D., 19 94 at 10:13 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 35481

FEE \$30.00

Evelyn Biehn  
By Spette County Clerk