



## WARRANTY DEED

Aspen Title #01042526  
AFTER RECORDING RETURN TO:  
JOSEPH A. ANELLO  
4937 Jennifer Dr. S.E.  
Salem, OR 97302

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

JAMES R. MC'NAUGHTON AND SHARON A. MC'NAUGHTON, husband and wife, hereinafter called GRANTOR(S), convey(s) to JOSEPH A. ANELLO, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 33 and the Easterly 11 feet of Lot 32, ROSELAWN SUBDIVISION of Block 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

TOGETHER WITH the vacated portion of Oregon Avenue lying Easterly of said Lot 33, and also the Southerly one-half of the vacated alley lying north of and adjacent to said Lot 33 and the said Easterly 11 feet of said Lot 32.

CODE 1 MAP 3809-2580 TL 10600

"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:

1) Covenants, conditions, restriction, 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,

2) Trust Deed, including the terms and provisions thereof, recorded July 8, 1986, in Book M-86, Page 11924, in favor of Klamath First Federal Savings & Loan Association, which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantors hereby hold Grantee harmless therefrom,

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 \$40,000.00.

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 15th day of November 1994.

James R. McNaughton  
JAMES R. MC'NAUGHTON

Sharon A. McNaughton  
SHARON A. MC'NAUGHTON

STATE OF Or. and County of Washington ss.

The foregoing instrument was acknowledged before me this 15 day of November, 1994, by James R. McNaughton and Sharon A. McNaughton.

Before me: Dana Carter  
Notary Public for the State of South  
My Commission Expires: June - 8 2002

Filed for record at request of Aspen Title Co the 22nd day  
of Nov A.D., 19 94 at 3:33 o'clock P.M., and duly recorded in Vol. M94,  
of Deeds on Page 35876.

Evelyn Biehn, County Clerk

By Quentin Mullins