Vol.m94 Page35876



WARRANTY DEED

11-22-94103:33 RCVD

Aspen Title #01042526 AFTER RECORDING FETJRN TO: JOSEPH A. ANELLO 4931 Jennifee St. ス Selem NR 97.30;

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FILLOWING 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

Lot 33 and the Easterly 11 fest 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 valated portion of Oregon Avenue lying Easterly of said Lot 33, and also the Southerly one-half of the vacated alley lying forth 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 V OLATION (F APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING CR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR (OUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PR#CTICES 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 v Loan Association, which Irust Deed the Grantee here in DOES NIT 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.

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In construing this deed and where the context so requires, the singular includes the plural.

IN WIINESS WHEREOF, the granto has executed this instrument this loth day of Novemper 1994. METI

M RI C shon ant SHARON A. MC'NAUGHTON

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STATE OF

MAMES R. MC NAUGH JOH

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

and County of Mashingto

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STATE OF OREGON: COUNTY OF KLAJAATH: ss.

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