



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

#03042291

AFTER RECORDING RETURN TO:

FRANK J. SHEPHERD
PATRICIA M. SHEPHERD
1208 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

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

KATHY L. KENNEDY, who acquired title as KATHY L. VAN LIEU,
hereinafter called GRANTOR(S), convey(s) to FRANK J. SHEPHERD
and PATRICIA M. SHEPHERD, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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
\$54,900.00.

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 16th day of December, 1994.

Kathy L. Kennedy
KATHY L. KENNEDY

STATE OF OREGON, County of Klamath ss.

On this 16th day of December, 1994,

Personally appeared the above named KATHY L. KENNEDY and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me:

Carole Johnson
Notary Public for Oregon

My Commission Expires: January 31, 1998

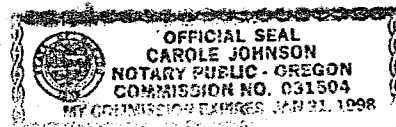


EXHIBIT "A"

37988

Lot 8, Block 112, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. ALSO the Southeasterly one-half of Lot 9, Block 112, of said Buena Vista Addition to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Easterly corner of said Lot 9 and running thence in a Northwesterly direction along the Westerly line of California Avenue a distance of 25 feet; thence in a Southwesterly direction, parallel with the line between Lots 8 and 9 in said Block 112, 140 feet to the Southwesterly line of said Lot 9; thence in a Southeasterly direction 25 feet to the most Southerly corner of said Lot 9; thence in a Northeasterly direction along the line between Lots 8 and 9 of said Block 112, 140 feet to the place of beginning.

CODE 1 MAP 3809-29CC TL 3400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Dec A.D. 1994 at 3:45 o'clock P M., and duly recorded in Vol. M94 the 16th day
of Dec of Deeds on Page 37987
Evelyn Biehn
By Quinn M. Williams County Clerk

FEE \$35.00