

93337



01-06-95P03:35 RCVD

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042551

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Terrell S. Ostrander  
9207 Big Pine Way  
Klamath Falls, Oregon 97601

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

HENRY A. PRICE and ANNA E. PRICE, husband and wife, hereinafter  
called GRANTOR(s), convey(s) to TERRILL S. OSTRANDER and TERESA  
L. OSTRANDER, husband and wife, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 40 and 41, Block 21, FOURTH ADDITION TO KLAMATH RIVER  
ACRES, in the County of Klamath, State of Oregon.

Code 96, Map 3917-2600, Tax Lot 800 and  
Code 97, Map 3917-2600, Tax Lot 900

"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 FORESTRY 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  
\$17,500.00

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 3rd day of January, 1995.

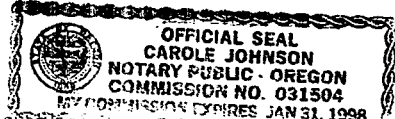
Henry A. Price  
HENRY A. PRICE

Anna E. Price  
ANNA E. PRICE

STATE OF OREGON, (County of Klamath) ss.

On January 3, 1995, personally appeared the above named  
HENRY A. PRICE and ANNA E. PRICE and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: March 31, 1998



STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title Co the 6th day  
of Jan A.D. 1995 at 3:31 o'clock P.M., and duly recorded in Vol. M95  
of Deeds on Page 461

FEF \$30.00

Bernetha G. Letsch  
By Pauline Villalobos County Clerk