

93541

01-12-95A11:00 RCVD

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## WARRANTY DEED

#03042591

AFTER RECORDING RETURN TO:

JOHN H. RISKUS

PILAR RISKUS

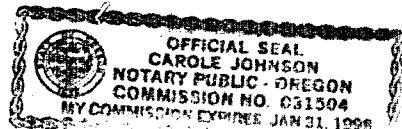
4811 KAWAIIHALL ROADKAPAA, HI 96746UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEFRANK P. DREW, JR. and TRUDY M. DREW, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JOHN H. RISKUS and  
PILAR RISKUS, husband and wife, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:Lot 15, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29DD TL 300

"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  
\$60,000.00.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 5th day of January, 1995.Frank P. Drew, Jr.  
FRANK P. DREW, JR.Trudy M. Drew  
TRUDY M. DREW

STATE OF OREGON )

County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 5th  
day of January, 1995, by FRANK P. DREW, JR. and TRUDY  
M. DREW.Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 12th day  
of Jan A.D., 19 95 at 11:00 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 877

FEE \$30.00

Bernetha G. Letsch County Clerk

By Raunel M. Nelson