01-24-95P03:37 RCVD

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WARRANTY DEED

#03042763 AFTER RECORDING RETURN TO:

SANDRA N. WILKS MARTHA M. FREEMAN P.O. BOX 150 KENO, OR 97627

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

DAVID A. DREIFORT and GERALDINE M. DREIFORT, husband and wife, hereinafter called GRANTOR(S), convey(s) to SANDRA N. WILKS and MARTHA M. FREEMAN, each as to an undivided one-half interest, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 15, Block 37, SIXTH ADDITION TO KLAMATH RIVER ACRES. in the County of Klamath, State of Orgon.

Code 96 Map 3907-25A0 TL 2400

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE **REGULATIONS.** 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, contracts and/or liens for irrigation and/or drainage,

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 \$6,500.00.

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 23 day of January, 1995.

)ss.

David a Drei

DAVID A. DREIFORT

Signature

Sentart m aldene GERALDINE M. DREIFORT

STATE OF CALIFORNIA

COUNTY OF Sacramento

On January 23, 1995, before me, <u>BALJIT BAINS</u> personally appeared DAVID A. DREIFORT and GERALDINE M. DREIFORT BAINS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Baint Baun My commission expires: June 30, 1998



· service in revolution

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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