

94205

01-30-95A11:03 RCVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05042742

AFTER RECORDING RETURN TO:

EDWARD P. ANDERSON

IRENE D. ANDERSON

6336 ELDER WAY

KLAMATH FALLS, OR 97603

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

MARY A. KNIGHT, hereinafter called GRANTOR(S), convey(s) to
EDWARD P. ANDERSON and IRENE D. ANDERSON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 55 and the Southwest 70 feet of Lot 54, MOYINA, in the
County of Klamath, State of Oregon.

Code 141 Map 3809-36CD TL 9000

"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
\$91,500.00.

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

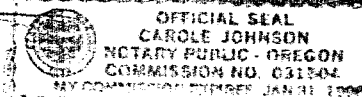
IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of January, 1995.

Mary A. Knight by Mary Ann Marciel POA
MARY A. KNIGHT by MARY ANN MARCIEL, her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On January 27, 1994, personally appeared the above named MARY
ANN MARCIEL as attorney in fact for MARY A. KNIGHT 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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 30th day
of Jan A.D., 19 95 at 11:03 o'clock A.M. and duly recorded in Vol. M95
of Deeds on Page 2076

FEE \$30.00

Bernetha G. Letsch County Clerk

By *Carole Johnson*