



WARRANTY DEED

ASPEN TITLE #05042740
 AFTER RECORDING RETURN TO:
 MR. & MRS. FRED E. RIDGE
 5291 ORPINE COURT
 KLAMATH FALLS, OREGON 97603

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

WILLIAM R. SANDERS AND VERNA L. SANDERS hereinafter called
 GRANTOR(S), convey(s) to FRED E. RIDGE AND MARILYN V. RIDGE,
 husband and wife hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

Lot 17, Block 3, Tract No. 1035, GATEWOOD, in the County of
 Klamath, State of Oregon.

CODE 63 MAP 3909-14AC TAX LOT 2300

*File
milk*
 "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 \$84,250.00.

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

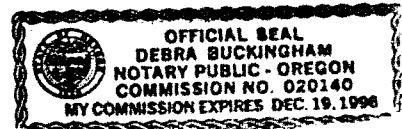
IN WITNESS WHEREOF, the grantor has executed this instrument
 this 30th day of January 1995.

William R. Sanders
 WILLIAM R. SANDERS

Verna L. Sanders
 VERNA L. SANDERS

STATE OF OREGON, County of Klamath)ss.

On this ^{31st} day of January, 1995,



Personally appeared the above named WILLIAM R. SANDERS AND VERNA
 L. SANDERS and acknowledged the foregoing instrument to be
 their voluntary act and deed.

Before me: Debora Buckingham
 Notary Public for Oregon
 My Commission Expires: 12-19-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day
 of Feb A.D., 19 95 at 11:09 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 2424

FEE \$30.00

Bernetha G. Letsch . County Clerk

By Debora Buckingham