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02-02-95P02:52 RCV0 Vol.m95 Page 2454

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 33628 ESCROW NO. 27-21995 TAX ACCT. NO. 153639 & 153620

MAP #2409030CA/3300 3200

GRANTEE'S NAME AND ADDRESS:

LEE P. WAGNER
P.O. BOX 339
GILCHRIST, OR 97737

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OF CORPORATION)

NORMAN FAY WAGNER and BARBARA ANNE ALDRICH, who acquired title as BARBARA ANN ALDRIDGE Grantor,

conveys and warrants to:

LEE P. WAGNER, an individual, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lots 6, 7 and 8 in Block 42 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacant alley vacated by Commissioner's order dated October 8, 1975, adjuacent to said Lots which inurred thereto.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Crescent Water District.

2. The premises herein described are within and subject to the statutory powers, including the pwoer of assessment, of Crescent Sewer District.

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 FARNING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$20,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

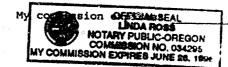
STATE OF OREGON, County of Deschutes) as.

This instrument was acknowledged before me on January 1995

by NORMAN FAY WAGNER WICKERSON AND ALDRICH

1995

Notary Public for Oregon



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STATE OF OREGON: COUNTY OF KLAMATH: 55.

Filed for record at request of of Mountain Title Co
A.D., 19 95 at 2:52 oct o'clock P M., and duly recorded in Vol. M95 FEE \$35.00 Deeds on Page 2454

Bernetha G. Letsch County Clerk

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