

94917

02-15-95P03:28 RCVD

Vol 1995 Page 3410

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042764

AFTER RECORDING RETURN TO:  
Mr. and Mrs. James S. Floyd  
22730 Nelson Road  
Bend, OR. 97701

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

MICHAEL C. CASPER, hereinafter called GRANTOR(S), convey(s) to  
JAMES S. FLOYD and KATHERINE I. FLOYD, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 9 in Block 4, Tract 1152, NORTH HILLS IN THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 63, Map 3809-35AD, Tax Lot 1000

"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, 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  
\$16,500.00.

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

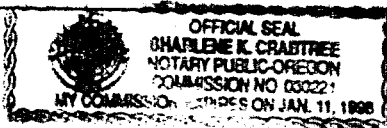
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 31st day of January, 1995.

X Michael C. Casper  
MICHAEL C. CASPER

STATE OF OREGON, County of DESCHUTES ) ss.

The foregoing instrument was acknowledged before me this 2ND  
day of FEBRUARY, 1995, by MICHAEL C. CASPER.

Before me: Charlene K. Crabtree  
Notary Public for Oregon  
My Commission Expires:



WARRANTY DEED

70750010

NOT RECORDED  
COUNTY OF KLAMATH, OREGON

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day  
of Feb A.D., 1995 at 3:28 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 3410.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Pauline Mullender

THIS DEED BEING FIRST FILED FOR RECORD IN THE CITY OF KLAMATH  
COUNTY OF KLAMATH, STATE OF OREGON.

NOT RECORDED

THE FOLLOWING IS A SUMMARY OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT: THE PROPERTY IS A VACATION OR AMUSEMENT  
LAND USE AND IS SUBJECT TO THE PLANNING OR ZONING  
REQUIREMENTS OF THE CITY OF KLAMATH. THE PROPERTY  
SHOULD BE USED IN ACCORDANCE WITH THE CITY OF  
KLAMATH PLANNING DEPARTMENT TO VERIFY  
THE PROPERTY AS BEING IN ORS 30.300.

THE OWNER OF THE ABOVE DESCRIBED  
PROPERTY HAS HEREBY AGREED TO SELL THE SAME  
TO THE BUYER, WHO HAS AGREED TO BUY THE SAME  
ON THE TERMS AND CONDITIONS SET FORTH IN  
THIS INSTRUMENT.

THE BUYER HAS AGREED TO HOLD THE SAME AGAINST ALL PERSONS WHO MAY  
CLAIM AN INTEREST IN THE SAME, EXCEPT AS SHOWN ABOVE.

THE CONSIDERATION FOR THIS TRANSFER IS

THE BUYER HAS AGREED TO HOLD THE SAME AGAINST ALL PERSONS WHO MAY  
CLAIM AN INTEREST IN THE SAME, EXCEPT AS SHOWN ABOVE.

THE BUYER HAS AGREED TO HOLD THE SAME AGAINST ALL PERSONS WHO MAY  
CLAIM AN INTEREST IN THE SAME, EXCEPT AS SHOWN ABOVE.

WITNESSES MY HAND AND SEAL OF OFFICE THIS 15th DAY OF FEBRUARY, 1995.

AND I, MICHAEL C. CASPER, COUNTY CLERK, DO HEREBY CERTIFY THAT THE  
FOREGOING DEED WAS FILED FOR RECORD IN THE CITY OF KLAMATH,  
COUNTY OF KLAMATH, STATE OF OREGON, ON THE 15th DAY OF FEBRUARY, 1995.

Pauline Mullender

