

95495

02-28-95A09:59 RCVD

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. 195 Page 4377

#03042935

AFTER RECORDING RETURN TO:

LES E. GEMMELL
SHIRLEY M. GEMMELL
15246 ROAD 222
PORTERVILLE, CA 93257

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

THOMAS TURNER and MOVA C. TURNER, husband and wife, hereinafter called GRANTOR(S), convey(s) to LES E. GEMMELL and SHIRLEY M. GEMMELL, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 16, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 21 Map 4008-68A TL 1300

"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 Contract of Sale recorded October 18, 1988 in Book M-88 at page 17492, which Grantees herein hereby assume and agree to pay, 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 \$29,900.00.

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 24th day of February, 1995.

Thomas Turner
THOMAS TURNER

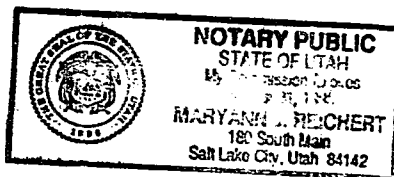
Mova C. Turner
MOVA C. TURNER

STATE OF UTAH

County of Salt Lake ss.

The foregoing instrument was acknowledged before me this 24th day of February, 1995, by THOMAS TURNER and MOVA C. TURNER.

Before me: Maryann J. Reichert
Notary Public for Utah
My Commission Expires: 08-31-95



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Vol

WARRANT Y DIED

Aspen Title Co

Aspen Title Co

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title Co the 28th day of Feb A.D., 1995 at 9:59 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 4377

FEE \$35.00

Bernetha G. Letsch, County Clerk By [Signature]

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