



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 42917

AFTER RECORDING RETURN TO:  
 JOSEPH WERLINGER, JR.  
 LAURIE PEACORE  
 8603 ROCKINGHORSE LANE  
 KLAMATH FALLS, OREGON 97603

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

JIMMY L. TRACY AND MARTHA R. TRACY, hereinafter called  
 GRANTOR(S), convey(s) to JOSEPH WERLINGER, JR. AND LAURIE  
 PEACORE, husband and wife, hereinafter called GRANTEE(S), all  
 that real property situated in the County of Klamath, State of  
 Oregon, described as:

Lot 13, Block 1, Tract No. 1099, ROLLING HILLS, in the County of  
 Klamath, State of Oregon.

CODE 170 MAP 3910-190A TAX LOT 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,


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  
 \$158,000.00.

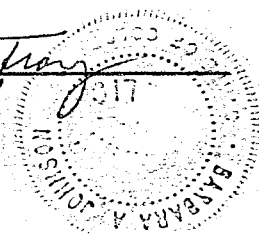
In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 1st day of March, 1995.

  
 JIMMY L. TRACY

  
 MARTHA R. TRACY

STATE OF COLORADO )  
 ) ss.  
 County of ARAPAHOE )



The foregoing instrument was acknowledged before me this 2  
 day of March, 1995, by JIMMY L. TRACY AND MARTHA R. TRACY.

Before me: Barbara A. Johnson  
 Notary Public for COLORADO

My Commission Expires: March 20, 1997

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

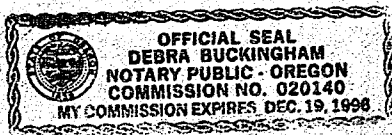
STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 14th day of March, 19 95,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Martha R. Tracy

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Debora Buckingham  
Notary Public for Oregon.  
My Commission expires 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day  
of March A.D., 19 95 at 11:23 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 5823

FEE \$35.00

By Symette Huitag  
Bernetha G. Letson, County Clerk