



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043124

AFTER RECORDING RETURN TO:

Marjorie A. Walther

5518 NOCUS ROADKLAMATH FALLS, OR 97601

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

SHIRLEY M. DI BATTISTA, hereinafter called GRANTOR(S), convey(s)  
to MARJORIE A. WALTHER, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

Tract 19, VICORY ACRES, in the County of Klamath, State of  
Oregon.

Code 41, Map 3909-2AA, Tax Lot 4000

"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  
\$90,000.00.

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

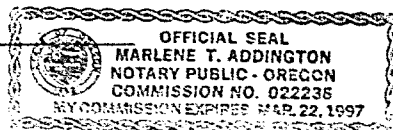
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 14th day of April, 1995.

Shirley M. Di Battista  
SHIRLEY M. DI BATTISTA

STATE OF OREGON, County of Klamath)ss.

On April 17, 1995, personally appeared Shirley M. Di  
Battista, and acknowledged the foregoing instrument to be her  
voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of April A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 9764

FEE \$30.00

By Bernetha G. Leisch County Clerk  
Shirley