

04-24-95A11:28 RCVD

Vol. M95 Page \_\_\_\_\_



WARRANTY DEED

ASPEN TITLE #05043054  
AFTER RECORDING RETURN TO:  
GEORGIA ANNETTE MUELLER  
2530 RECLAMATION AVE.  
KLAMATH FALLS, OREGON 97601

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

JOHNIE T. COLLINS AND VICKI L. COLLINS, husband and wife  
hereinafter called GRANTOR(S), convey(s) to GEORGIA ANNETTE  
MUELLER hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Lot 4, Block 301, DARROW ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TAX LOT 7900

"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, 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 \$48,000.00.

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 12th day of April 1995.

*Johnie T. Collins*  
\_\_\_\_\_  
JOHNIE T. COLLINS

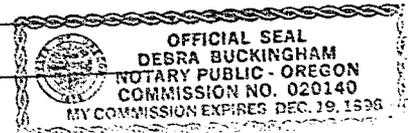
*Vicki L. Collins*  
\_\_\_\_\_  
VICKI L. COLLINS

STATE OF OREGON, County of Klamath)ss.

On this 20th day of April, 1995,

Personally appeared the above named JOHNIE T. COLLINS AND VICKI  
L. COLLINS and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: *Debra 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 & Escrow the 24th day  
of April A.D., 19 95 at 11:28 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 10299.

FEE \$30.00

By *Bernetha G. Latsch*  
Bernetha G. Latsch, County Clerk