

 **Aspen**
TITLE & ESCROW, INC.
ASPEN TITLE #01043121

WARRANTY DEED

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
DONALD R. MANNING
LILLIAN V. MANNING
P.O. Box 365, Bonanza, OR. 97623

Aspen Title & Escrow
on this 3rd day of May A.D., 19 95
at 3:23 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 11513
Bernetha G. Letsch, County Clerk
By [Signature] Deputy.
Fee, \$30.00

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

GARY B. WILLIAMS AND KATHLEEN M. WILLIAMS, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to DONALD R. MANNING
AND LILLIAN V. MANNING, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lots 11, 12, 13 and 14, Block 45, BOWNE ADDITION TO BONANZA, in
the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CC TAX LOT 501
CODE 11 MAP 3911-10CC TAX LOT 502

R.M. "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
\$60,000.00.

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 2ND day of MAY 1995.

[Signature: Gary B. Williams]
GARY B. WILLIAMS

[Signature: Kathleen M. Williams]
KATHLEEN M. WILLIAMS

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 3rd
day of MAY, 1995, by GARY B. WILLIAMS AND KATHLEEN M. WILLIAMS.

Before me: [Signature: Marlene T. Addington]
Notary Public for OREGON
My Commission Expires: 3-22-97

