



99774

05-10-95P03:37 RCVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 03043218

AFTER RECORDING RETURN TO:
PERRY J. ANDREWS
DEBORAH R. ANDREWS
321 TRINITY STREET
KLAMATH FALLS, OR 97601

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

GARY ROY and KAREN ROY, husband and wife, hereinafter called
GRANTOR(S), convey(s) to PERRY J. ANDREWS and DEBORAH R.
ANDREWS, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 9, Block 63, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29BC TL 3600

"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
\$73,900.00.

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 5th day of May, 1995.

GARY ROY

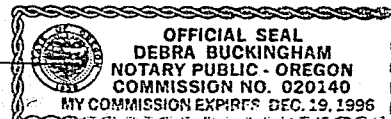
KAREN ROY

STATE OF OREGON, County of Klamath)ss.

On May 9th, 1995, personally appeared the above named GARY ROY
and KAREN ROY and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: Debra Buckingham
Notary Public for Oregon

My Commission Expires: January 31, 1998 12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of May A.D., 19 95 at 3:37 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 12129

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Pauline Mulkenore