

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043187

AFTER RECORDING RETURN TO: MICHAEL & PATRICIA E. LONG 11716 CLOVIS COURT KLAMATH FALLS, OREGON 97603

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

RONNIE R. MAUPIN AND LE ANN MAUPIN, hereinafter called GRANTOR(S), convey(s) to MICHAEL LONG AND PATRICIA E. LONG, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4, Block 1, PINE GROVE RANCHETTES, in the County of Klamath, State of Oregon.

CODE 222 MAP 3910-9AC TAX LOT 1200

"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 \$79,900.00.

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 15th day of May, 1995.

RONNIE R. MAUPIN

LE ANN MAUPIN

STATE OF OREGON, County of Klamath)ss.

On Maupin And LE Ann Maupin and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EVERED BZC 12 1595

day

STATE OF OREGON: COUNT	Y OF KLAMATH: ss.	
STATE OF CRESCION		the 18th
my 15 at request of	Aspen Title & Escrow	the MS
Filed for record at request of _	A.D. 19 95 at 3:38 o'clock P M., and d	uly recorded in Vol

May A.D., 19 95 at 3:38 o'clock F M., and duly fectored in vol.

on Page 13062

Bernetha G. Lekich, County Clerk

By May A.D., 19 95 at 3:38 o'clock F M., and duly fectored in vol.

Bernetha G. Lekich, County Clerk