

25051



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043188

AFTER RECORDING RETURN TO:  
JAMES R. & SHERRY L. MONROE  
406 LINCOLN STREET  
KLAMATH FALLS, OREGON 97601

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

DAVID LEE KINGSBURY AND CHARL LYNN KINGSBURY, hereinafter called GRANTOR(S), convey(s) to JAMES R. MONROE AND SHERRY L. MONROE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The Northerly 55 feet of Lot 5 and the Westerly 15 feet of the Northerly 55 feet of Lot 4, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BA TAX LOT 5200

"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  
\$72,000.00.

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 11th day of May, 1995.

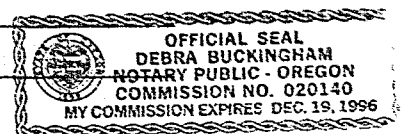
  
DAVID LEE KINGSBURY

  
CHARL LYNN KINGSBURY

STATE OF OREGON, County of Klamath)ss.

On May 16 - 1995, personally appeared the above named DAVID LEE KINGSBURY AND CHARL LYNN KINGSBURY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:   
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 18th day  
of May A.D., 19 95 at 3:38 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 13074.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

CHARLY LYNN KINGSBURY AND CHARLY LYNN KINGSBURY, hereinafter called  
grantee(s), convey(s) to JAMES H. MONROE AND SHERRY L. MONROE,  
hereinafter called grantee(s), all that real  
property situated in the County of Klamath, State of Oregon,

the property is described as follows: Lot 2 and the westerly 15 feet of the  
Block 42, first addition to the city  
of Klamath Falls, in the County of Klamath, State of Oregon.

GRANTOR'S AND GRANTOR'S TAX LOT 2000

THE GRANTOR(S) HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IS FREE FROM ALL ENCUMBRANCES EXCEPT AS NOTED  
HEREON. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
GRANTEE(S) SHOULD CHECK WITH THE CLERK OF THE COUNTY PLANNING DEPARTMENT TO VERIFY  
THE PROPERTY'S LOCATION AND TO DETERMINE ANY LIMITS ON LAUNDRY AGAINST  
THE PROPERTY'S PRACTICES AS DEFINED IN ORS 20.0307.

THE GRANTOR(S) HEREBY WARRANTS THAT THE GRANTOR(S) IS THE OWNER OF THE ABOVE DESCRIBED  
PROPERTY AND THAT ALL ENCUMBRANCES EXCEPT AS NOTED HEREON, CONDITIONS,  
RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS  
ARE HEREBY RELEASED, AND SEPARATE UPON THE GRANTOR(S).

THE GRANTOR(S) HEREBY WARRANTS THAT THE GRANTOR(S) IS THE OWNER OF THE ABOVE DESCRIBED  
PROPERTY AND THAT ALL ENCUMBRANCES EXCEPT AS NOTED HEREON, CONDITIONS,  
RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS  
ARE HEREBY RELEASED, AND SEPARATE UPON THE GRANTOR(S).

THE GRANTOR(S) HEREBY WARRANTS THAT THE GRANTOR(S) IS THE OWNER OF THE ABOVE DESCRIBED  
PROPERTY AND THAT ALL ENCUMBRANCES EXCEPT AS NOTED HEREON, CONDITIONS,  
RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS  
ARE HEREBY RELEASED, AND SEPARATE UPON THE GRANTOR(S).

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 18th day of May, 1995.

CHARLY LYNN KINGSBURY  
CHARLY LYNN KINGSBURY

STATE OF OREGON, County of Klamath) ss.  
On this 18th day of May, 1995, a person(s) appeared the above  
named CHARLY LYNN KINGSBURY AND CHARLY LYNN KINGSBURY and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

