

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 $\frac{10-100}{10}$, 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: Ob. A. Notary Public for Oregon

My Commission Expires:

12-19-94

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES DEC. 19, 1996

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