

WARRANTY DEED

ASPEN TITLE #05043186

AFTER RECORDING RETURN TO: DAVID L. KINGSBURY CHARL LYNN KINGSBURY 4619 ALPINE DR. KLAMATH FALLS, OREGON 97603

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

MICHAEL LONG AND PATRICIA E. LONG, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to DAVID L. KINGSBURY AND CHARL LYNN KINGSBURY, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 23, Block 3 Tract No. 1087, FIRST ADDITION TO BANYON PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-14BA TAX LOT 3300

Of Est

"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 \$76,000.00.

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.

MICHAEL LONG

PATRICIA E. LONG

STATE OF OREGON

)ss.

County of Klamath

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

TY COMMISSION EXPIRES DEC. 19, 1996

The foregoing instrument was acknowledged before me this just day of May, 1995, by MICHAEL LONG AND PATRICIA E. LONG.

Before me: Notary Public for OREGON
My Commission Expires:

12-19-94

Filed	for record at request ofAspen_	Title & Escro	W	the181	h day
of	May A.D., 19 95 at 3	:39o'clock	<u>PM</u>	f., and duly recorded in VolMG)5
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