



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 03043110

AFTER RECORDING RETURN TO:

MICHAEL R. LEE

ANGELA M. LEE

4834 DERBY PLACE

KLAMATH FALLS, OR 97603

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

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 30th day of May A.D. 19 95  
at 3:35 o'clock P.M. and duly recorded  
in Vol. M95 of Deeds Page 14252

Bernetha G. Letsch County Clerk

By Spitta Nitz

Deputy.

Fee. \$30.00

SHAWN P. BURKE and DORENE L. BURKE, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to MICHAEL R. LEE and  
ANGELA M. LEE, husband and wife, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 8, Block 6, FIRST ADDITION TO KELENE GARDENS, in the County  
of Klamath, State of Oregon.

Code 41 Map 3909-15AA TL 7100

"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  
\$61,500.00.

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 23rd day of May, 1995.

Shawn P. Burke  
SHAWN P. BURKE

Dorene L. Burke  
DORENE L. BURKE

STATE OF OREGON, County of Klamath)ss.

On May 26, 1995, personally appeared the above named SHAWN P.  
BURKE and DORENE L. BURKE and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-97

