



06-16-95A10:55 RCVD

K-48070

STATUTORY WARRANTY DEED
(Individual or Corporation)

J. BRUCE OWENS and E. MARIE OWENS

conveys and warrants to MARTIN LUGUS and CAROLYN S. LUGUS, HUSBAND AND WIFE, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

Lot 10, Block 2, TRACT 1263, QUAIL RIDGE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT
SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 34,000.00 (Here comply with the requirements of ORS 93.030*).

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 30.930.

DATED this 15th day of June 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

J. Bruce Owens
J. BRUCE OWENS

E. Marie Owens
E. MARIE OWENS

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 15th day of June 19 95
by J. BRUCE OWENS and E. MARIE OWENS

Juli Lengel
Notary Public for Oregon
My commission expires: XXXXXXXXXX

After recording return to:
MARTIN LUGUS/CAROLYN S. LUGUS
5450 NORTH HILLS DR.
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
MARTIN LUGUS/CAROLYN S. LUGUS
5450 NORTH HILLS, DR.
KLAMATH FALLS, OR 97603

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title co
on this 16th day of June A.D. 19 95
at 10:55 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 15873.
Bernetha G. Giesch County Clerk
By Bernetha Giesch Deputy.

Fee, \$30.00