

07-17-95 P03:20 RCVD



Aspen

TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 005043412

AFTER RECORDING RETURN TO:
RALPH G. & ELIZABETH H. HOLLAND
1407 CALIFORNIA AVE.
KLAMATH FALLS, OREGON 97601

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

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
on this 17th day of July A.D. 19 95
at 3:28 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 18408
Bernetha G. Letsch County Clerk

By

Impeith McIntay

Deputy.

Fee, \$30.00

STEVEN BRANDT RAUCH AND ELIZABETH JAMESON RAUCH, hereinafter called GRANTOR(S), convey(s) to RALPH G. HOLLAND AND ELIZABETH H. HOLLAND, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The South 25 feet of Lot 5 and all of Lot 6, Block 90, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Easterly 40 feet of Lot 6 and the Easterly 40 feet of the Southerly 25 feet of Lot 5.

CODE 1 MAP 3809-29CB TAX LOT 7300

"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
\$79,900.00.

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 10TH day of JULY, 1995.

Steven Brandt Rauch
STEVEN BRANDT RAUCH

Elizabeth Jameson Rauch
ELIZABETH JAMESON RAUCH, BY
STEVEN BRANDT RAUCH, HER ATTORNEY
IN FACT

STATE OF WASHINGTON, County of King ss.

On July 17, 1995, personally appeared STEVEN BRANDT RAUCH, FOR HIMSELF AND AS ATTORNEY IN FACT FOR ELIZABETH H. HOLLAND and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:

Notary Public for WASHINGTON

My Commission Expires: 12-1-97