



TITLE &amp; ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #05043341

AFTER RECORDING RETURN TO:  
JEFFREY M. & JANA M. LORD1965 Hwy 99  
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEFRANK T. KEFFER AND FLORENCE L. KEFFER hereinafter called  
GRANTOR(S), convey(s) to JEFFREY M. LORD AND JANA M. LORD,  
HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:Lot 7, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.  
CODE 1 MAP 3809-33BD TAX LOT 1000

*JM*  
*8*

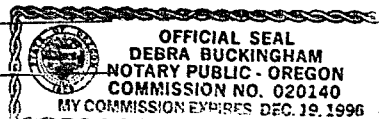
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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  
\$25,000.00.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 12TH day of JULY 1995.

*Frank T. Keffer*  
FRANK T. KEFFER

*Florence L. Keffer*  
FLORENCE L. KEFFER

STATE OF OREGON, County of Klamath)ss.

On this 13<sup>th</sup> day of JULY, 1995,Personally appeared the above named FRANK T. KEFFER AND FLORENCE  
L. KEFFER and acknowledged the foregoing instrument to be THEIR  
voluntary act and deed.Before me: Debra Buckingham  
Notary Public for OREGON  
My Commission Expires: 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of July A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 18624.

FEE \$30.00

By Bernetha G. Letcher County Clerk  
*Bernetha G. Letcher*