

2945

Vol. M95 Page 18640WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE #01043439

AFTER RECORDING RETURN TO:
ED-PAT ELECTRIC, INC.150 EAST MAIN
KLAMATH FALLS OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 18th day of July A.D. 19 95
at 3:54 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 18640
Bernetha G. Letsen County Clerk
By [Signature] Deputy.

Fee, \$30.00

JERRY O. ANDERSON AND ELIZABETH ANDERSON, hereinafter called
GRANTOR(S), convey(s) to ED-PAT ELECTRIC, INC. hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 5, Block 4, BEVERLY HEIGHTS, in the County of Klamath, State
of Oregon.

CODE 24 MAP 3809-34AB TAX LOT 200

③
SB
"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
\$30,000.00.

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 18th day of JULY 1995.

[Signature]
JERRY O. ANDERSON

[Signature]
ELIZABETH ANDERSON

STATE OF OREGON

County of KLAMATH

On 7-18, 1995, JERRY O. ANDERSON AND ELIZABETH
ANDERSON personally appeared before me,

X who is personally known to me
whose identity I proved on the basis of _____
whose identity I proved on the oath/affirmation of _____

_____ a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

[Signature]
Notary Public for OREGON
My Commission Expires: 3-22-97

