



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 03043460

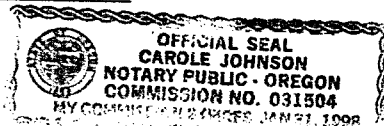
AFTER RECORDING RETURN TO:  
DONALD ARNOLD  
RITA ARNOLD5410 SYLVIA  
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEGEORGE E. STELZENMUELLER and ILA L. STELZENMUELLER, hereinafter  
called GRANTOR(S), convey(s) to DONALD ARNOLD and RITA ARNOLD,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:Lot 1, Block 27, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon. TOGETHER WITH the  
vacated portion of Lexington Avenue adjacent on the West which  
inures thereto.

CODE 1 MAP 3809-29DA TL 4800

ra.  
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  
\$44,000.00.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 26th day of July, 1995.George E. Stelzenmuller  
GEORGE E. STELZENMUELLERIla L. Stelzenmuller  
ILA L. STELZENMUELLER

STATE OF OREGON, County of Klamath)ss.

On July 26, 1995, personally appeared the above named GEORGE  
E. STELZENMUELLER and ILA L. STELZENMUELLER and acknowledged the  
foregoing instrument to be their voluntary act and deed.Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day  
of July A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 19542.

FEE \$30.00

By Bernetha G. Letsch County Clerk  
Annette Mueller