



## WARRANTY DEED

ASPEN TITLE #05043458

AFTER RECORDING RETURN TO:

CHRISTOPHER S. O'GRADY

CINDI DUNCAN O'GRADY

*[Signature]* P.O. Box 753  
Cindi Duncan O'Grady Merrill, Oregon 97633

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

JOSEPH G. THOMPSON hereinafter called GRANTOR(S), convey(s) to  
CHRISTOPHER S. O'GRADY AND CINDI DUNCAN O'GRADY, HUSBAND AND  
WIFE, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

The S 1/2 of Lot 3 and all of Lot 4, Block 20, TOWN OF MERRILL,  
in the County of Klamath, State of Oregon.

CODE 14 map 411-1CC TAX LOT 4300

"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 \$41,000.00.

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.

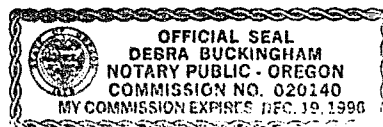
*[Signature]*  
JOSEPH G. THOMPSON

STATE OF OREGON, County of Klamath)ss.

On this 18th day of JULY, 1995,

Personally appeared the above named JOSEPH G. THOMPSON and  
acknowledged the foregoing instrument to be HIS voluntary act  
and deed.

Before me: *[Signature]*  
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 1st day  
of August A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 20124

FEE \$30.00

By *[Signature]* Bernetha G. Litsch, County Clerk