

4349



WARRANTY DEED

#01043472
AFTER RECORDING RETURN TO:

MICHAEL S. PENNINGTON
EVELYN M. PENNINGTON
1640 MADISON STREET
KLAMATH FALLS, OR. 97603

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

GARRY GONG and MARTHA ANN GONG, husband and wife, hereinafter called GRANTOR(S), convey(s) to MICHAEL S. PENNINGTON and EVELYN M. PENNINGTON, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A portion of Tract 68 FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of Fair Acres Subdivision No. 1 which point is West 30 feet and North 0 degrees 11' East, 30 feet, from the corner common to Sections 35 and 36, Township 38 South, and Sections 1 and 2, Township 39 South, all in Range 9 East of the Willamette Meridian; thence North 0 degrees 11' East parallel to the East line of Tract 68, a distance of 80 feet to the true point of beginning; thence continuing North 0 degrees 11' East 183.2 feet; thence West 75.25 feet; thence South 183.2 feet; thence East 75.25 feet, more or less, to the true point of beginning.

CODE 41 MAP 3809-35DD TL 3400

"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 \$57,000.00.

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 2nd day of August, 1995.

GARRY GONG

MARTHA ANN GONG

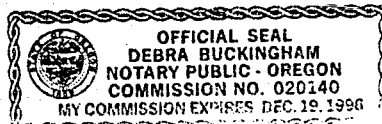
STATE OF OREGON

) ss.

COUNTY OF KLAMATH

On August 3, 1995, before me, Joanna Buckingham, personally appeared Garry Gong and Martha Ann Gong personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and

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that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

My commission expires:

12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of August A.D., 19 95 at 11:01 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 21368

Bernetha G. Letsch, County Clerk

By

Annette Mueller

FEE \$35.00

ASPIEN TITLE & ESCROW INC.
1000 N. 10th St.
Medford, OR 97504
(503) 753-1111

JUNE