

KLAMATH COUNTY TITLE COMPANY

K-48263

STATUTORY WARRANTY DEED
 (Individual or Corporation)

WILLIAM GRUND

, Grantor.

 conveys and warrants to BRUCE E. THEANDER AND ANN M. THEANDER, husband and wife, Grantee.
 the following described real property in the County of KLAMATH and State of Oregon.

 Parcel 2 of Minor Land Partition 12-91, situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31,
 Township 34 South, Range 7 E.W.M., Klamath County, Oregon, filed September 18,
 1991, in the County Clerks Office, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

 SUBJECT TO RESERVATIONS AND RESTRICTION OF RECORD, RIGHTS OF WAY AND EASEMENTS OF
 RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION
 AND/OR DRAINAGE.

 The true consideration for this conveyance is \$ 45,000.00 (Here comply with the requirements of ORS 93.030*).

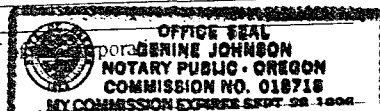
 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
 LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
 ORS 30.930.

 DATED this 10th day of August 19 95. If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

 WILLIAM GRUND

 STATE OF OREGON, County of KLAMATH)ss.
 The foregoing instrument was acknowledged before me
 this 10th day of August 19 95
 by WILLIAM GRUND

 CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf _____

 Bernine Johnson
 Notary Public for Oregon
 My commission expires: 9/28/96

 After recording return to:
 BRUCE E. THEANDER/ANN M. THEANDER
 16811 S.E. ROCK CREEK CT.
 CLACKAMAS, OR 97015

NAME, ADDRESS, ZIP

 Until a change is requested all tax statements shall be sent to the following address:
 BRUCE E. THEANDER/ANN M. THEANDER
 16811 S.E. ROCK CREEK CT.
 CLACKAMAS, OR 97015

 STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Company
 on this 16th day of August A.D. 19 95
 at 11:02 o'clock A.M. and duly recorded
 in Vol. M95 of Deeds Page 21756
 Bernetha G. Letsch County Clerk
 By Annette Muller Deputy.

Fee, \$30.00