

MTC 35792 MS

WARRANTY DEED

EVERETT D. SAMPLE and REGINA N. SAMPLE, or the survivor thereof, Grantor(s) hereby grant, bargain, sell and convey to ARTHUR E. SEVIGNY and MAUREEN SEVIGNY, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 13 IN BLOCK 3 OF TRACT 1083, CEDAR TRAILS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:


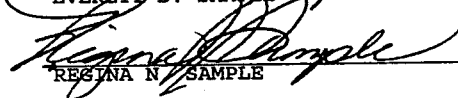
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 31,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2910 FRONT STREET, KLAMATH FALLS, OR 97601

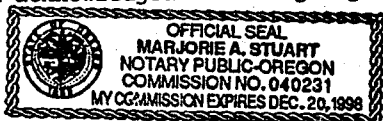
Dated this 6th day of September, 19 95

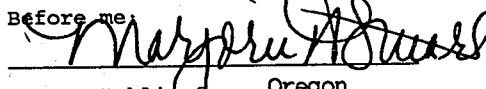

EVERETT D. SAMPLE

REGINA N. SAMPLE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 6 19 95
COUNTY OF Klamath

Personally appeared the above named Everett D. Sample & Regina N. Sample and acknowledged the foregoing instrument to be their voluntary act.



Before me, 
Notary Public for Oregon
My commission expires 12-20-98

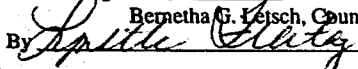
(seal)

Return to:
ARTHUR E. SEVIGNY
2910 FRONT STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of Sept A.D., 19 95 at 3:49 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 24081

FEE \$30.00

By  Bernetha G. Leisch, County Clerk