



## WARRANTY DEED

#01043532  
AFTER RECORDING RETURN TO:

MICHAEL EVANS  
LEA EVANS

10751 Horizon  
Midland, OR

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

PATRICK L. EDWARDS and KAREN A. EDWARDS, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to MICHAEL EVANS and  
LEA EVANS, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lots 12, 13 and 14, Block 9, MIDLAND, in the County of Klamath,  
State of Oregon.

Code 162 Map 3908-36DC TL 700  
Code 162 Map 3908-36DC TL 800

"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 Trust Deed  
recorded in Book M-89 at page 5486, which Grantees herein hereby  
assume and agree to pay, 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  
\$39,900.00.

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 30th day of August, 1995.

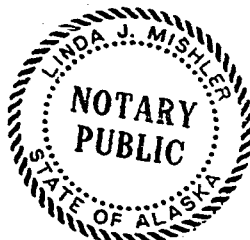
Patrick L. Edwards  
PATRICK L. EDWARDS

Karen A. Edwards  
KAREN A. EDWARDS

STATE OF ALASKA )  
County of Kenai Peninsula ) ss.

The foregoing instrument was acknowledged before me this 1st  
day of September, 1995, by PATRICK L. EDWARDS and  
KAREN A. EDWARDS

Before me: Linda J. Misher  
Notary Public for Alaska  
My Commission Expires: 3-5-96



19-08-95A11:05 RCVD

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Volume 118

0624290

Aspen

Aspen Title & Escrow, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day  
of Sept A.D., 19 95 at 11:05 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 24289

FEE \$35.00

By Bernetha G. Letsch County Clerk

TO A GRANTOR AS REQUESTED ALL TAX  
STAMPED TO THE FOLLOWING ADDRESS:

TO: KAREN A. EDWARDS and KAREN A. EDWARDS and wife,  
GRANTOR(S), convey(s) to MICHAEL EVANS and  
LISA EVANS, husband and wife, hereinafter called GRANTEE(S), all  
that and interest situated in the County of Klamath, State of  
Oregon, described as:

Section 34, T. 42N., R. 12E., Block 1, Midland, in the County of Klamath,  
Oregon.

Book 118-3886 PL 700  
Book 118-3886 PL 800

THIS INSTRUMENT WILL NOT AFFECT OR BE AFFECTED BY THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
ORDINANCES, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
GRANTOR(S) HAVE BEEN TITLED TO THE PROPERTY SHOULD CHECK WITH THE  
CLERK OF THE COUNTY PLANNING DEPARTMENT TO VERIFY  
APPLICABLE LAWS AND TO DETERMINE ANY LIMITS ON LAWSuits AGAINST  
LANDING OR PRACTICES AS DEFINED IN ORS 30.300.

and the grantor is the owner of the above described  
property and all encumbrances except covenants, conditions,  
and restrictions, rights, rights of way and easements  
of record, in any way, and apparent upon the land, and that the  
grantor is the owner of the above described property, which grantor herein hereby  
warrants to pay, and will warrant and defend the same  
against all persons who may lawfully claim the same, except as  
otherwise provided.

for and to the consideration for this transfer is

in consideration of the deed and where the conflict so requires, the  
instrument shall control.

IN WITNESS WHEREOF, the grantor has executed this instrument  
on the 8th day of September, 1995.

KAREN A. EDWARDS

KAREN A. EDWARDS

Notarized and acknowledged before me this 8th day of September, 1995, by KAREN A. EDWARDS and  
LISA EVANS.

