

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

this 30th day of August, 1995.

PATRICK L. EDWARDS

KAREN A. EDWARDS

STATE OF ALASKA)

County of Kercilerinsules

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

Before me: Tanda L. Mushly
Notary Public for Alaska
My Commission Expires: 3-5-96



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