WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043674

AFTER RECORDING RETURN TO:

Mr. and Mrs. Louis Faulkner
P.O. Box 28
Sprague River OR 97639 Sprague

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

ANTHONY TURBES, hereinafter called GRANTOR(S), convey(s) to LOUIS FAULKNER and PENNIE FAULKNER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 16 in Block 9 of SECOND ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

Code 10, Map 3611-1080, Tax Lot 2100

"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 X 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, contracts and/or liens for irrigation and/or drainage,

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 \$13,000.00.

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 8th day of September, 1995.

TURES ANTHONY

STATE OF OREGON, County of Klamath)ss.

On September <u>8</u>, 1995, ANTHONY TURBES, personally appeared before me,

whose identity I proved on the basis of Dowers License

to be the signer of the above document, and he acknowledged that he signed it.

Adinaton h arlene Notary Public for Oregon My Commission Expires: March 22, 1997 OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC - CREGON
COMMISSION NO. 022238
AY COMMISSION EXPIRES MAR 22, 1997

NOW GOTTONE BOY

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