09-08-95P03:29 RCVD

WARRANTY DEED

ASPEN TITLE #05043660

AFTER RECORDING RETURN TO: KARA CONKLE 1821 ARTHUR STREET KLAMATH FALLS, OREGON 97603

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

ARTHUR H. STITES AND VALORA IRENE STITES hereinafter called GRANTOR(S), convey(s) to KARA CONKLE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The West 150 feet of the South 85.4 feet of Lot 5, Block 2, HOME ACRES, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-38A TAX LOT 1200

"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, 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 \$52,200.00.

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 1ST day of SEPTEMBER 1995.

ARTHUR H. STITES VALORA IRENE STITES

STATE OF OREGON County of

My Commission Expires:

On <u>9-7</u> , 1995, ARTHUR H. STITES AND VALORA IRENE STITES personally appeared before me,
X who is personally known to me whose identity I proved on the basis of whose identity I proved on the oath/affirmation of
to be the signer of the above document, and he/she acknowledged that he/she signed it.
Notary Public for OREGON Brown Public for OREGON

3-17-98

OFFICIAL SEAL
MARGARET G DRESSEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 033007
MY COMMISSION EXPIRES MAR. 17, 1988

09-08-95P03:29 RCVD

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KLARATH, State of Gregon, described as:

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where identity I proved on the oath/affirmation of

ca he the signar of the above document, and he/she acknowledged

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