



09-12-95P03:44 RCVD

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043527

AFTER RECORDING RETURN TO:  
MARY ELIZABETH WOODARD  
3939 HOPE STREET  
KLAMATH FALLS, OREGON 97603

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

*mw* MARGARET M. HEYDEN, hereinafter called GRANTOR(S), convey(s) to  
MARY E. WOODARD, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 5, Block 7, SECOND ADDITION TO BUREKER PLACE, in the County  
of Klamath, State of Oregon.

CODE 41 MAP 3909-11CA TAX LOT 800

*mw* "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,

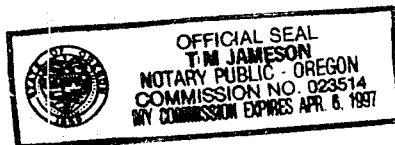
and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$69,000.00.

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 29TH day of AUGUST, 1995.

*Margaret M. Heyden*  
MARGARET M. HEYDEN



STATE OF OREGON, County of Cook ) ss.

On SEPTEMBER 1, 1995, personally appeared MARGARET M. HEYDEN and  
acknowledged the foregoing instrument to be HER voluntary act  
and deed.

Before me: *Tim Jameson*  
Notary Public for: OREGON  
My Commission Expires: 4-6-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day  
of Sept A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 24709

FEE \$30.00

By *Bernetha G. Lersch* County Clerk  
*Bernetha G. Lersch*