

Vol.<u>M95</u> Page_____26

WARRANTY DEED

#01043682 AFTER RECORDING RETURN TO:

SEAN V. FERNS RENEE A. FERNS 3055 PATTERSON STREET KLAMATH FALLS, OR 97603

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

DALE J. DOSHIER and KIMBERLY A. DOSHIER, hereinafter called GRANTOR(S), convey(s) to SEAN V. FERNS and RENEE A. FERNS, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 31, VALLEY VIEW, in the County of Klamath, State of Oregon.

ALSO a strip of land located in the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the 3/8 inch iron pin marking the Northwest corner of Lot 31, VALLEY VIEW SUBDIVISION; a duly recorded subdivision plat; thence North 0 degrees 13' West along the East right of way line of Patterson Street a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence North 73 degrees 49' East along the centerline of said canal a distance of 124.82 feet to the East line of said Valley View Subdivision; thence South 0 degrees 13' East along the East line of said subdivision a distance of 15.0 feet to the Northeast corner of said Lot 31; thence South 73 degrees 49' West along the North line of said Lot 31 a distance of 124.82 feet to the point of beginning.

CODE 41 MAP 3909-12BA TL 600 CODE 41 MAP 3909-12BA TL 700

"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 \$76,500.00.

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 25th day of September, 1995.

All John Mander of the above named work

DALE J. DOSHIER

KIMBERLY A./DOSHIER

STATE OF OREGON, County of Klamath)ss.

On this day of September, 1995,

20.119



MARRANTY DEED

AFTER RECORDING RETURN TO: #GT043685

ELAMATH FALLS, OR 97603 3055 PATTERSON STREET SEAN V. FERNS REWEL A. FERNS

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

described as: property situated in the County of Klamath, State of husband and wife, hereinafter called drawing of DALE J. DOSHILK and KIMBERLY A. DOSHILE, hereingles of GRANTOR(S), convey(s) to SEAN V. FERNS and PERSON I. THE CHANTOR CO. LOSE NAVELS SELECTED CONTINUES.

Lot 31, VALLEY VIEW, in the County of Klamath, State of President

ALSO a strip of land located in the NW 1st of Sweeter 12 to Township 39 South, Bange 9 East of the Willametre Meridian in the Charles of Manath, State of Oregon, described as for some

. Bodina: Eag said Lot 31; thence South 73 degrees 49' West along I. The Nation of Said Lot 3; a distance of 124,82 feet to the Lant of degrees 49. East along the contarline of which who are 124.42 feet to the East line of said Valley in the chartes South 0 degrees 13. East along the East line subdivision a distance of 15.0 feet to the Northeast soid for 71. There's South 73 degrees 49. West along centerling of the Enterprise Irvagation Canada about Beginning at the 3/8 inch iron pin marking the Northwest of Lot 31, VALLEY VIEW SUBDIVISION; a doly to again a specific plat; thence North 0 degrees 13' West along the record way line of Patterson Street a distance of 15 or from contaction of the Februaries Irod astice results.

CODE 41 MAP 3009-128A TL 600 CODE 41 MAP 3909-128A TL 700

Eiled 1	for record at request of	Aspen Title Co			""	9th da
of	Sept	A.D., 19		o'clock P M., and	I duly recorded in Yol	M95
	0	f	<u>Deeds</u>		netha G. Letych, County Cl	erk
FEE	\$35.00			By Jepelle	Muty	
					•	

STATE OF OREGON: COUNTY OF KLAMATH: ss.

and defend the same against all persons who MACONMISSION EXCHANGE INVITIONS restrictions, reservations, rights, rights of way and of teroud, if any, and apparant upon the land, and at countries a service ver municipal par en east verifies

The true and actual consideration for this tarte, 500,000.

My commission Expires and OFFICIAL SEAL CAROLE JOHNSON NOTARY PUBLIC - OREGON COMMISSION NO. 031304

Personally appeared the above named DALE J. DOSHIER and KIMBERLY A. DOSHIER and acknowledged the foregoing instrument to be their voluntary and and deed.

Before me:

MYLLYNAA DEEDON, County of Rlamathles. PAGE 2

On this 27 day of September, 1995,

26549