

10-06-95P03:31 RCVD



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043726

AFTER RECORDING RETURN TO:
DDALE J. & KIMBERLY J. DOSHIER
6743 PATTERSON STREET
KLAMATH FALLS, OREGON 97603

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

CHRISTOPHER O'LEARY, hereinafter called GRANTOR(S), convey(s) to
DALE J. DOSHIER AND KIMBERLY A. DOSHIER, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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
\$80,000.00.

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 27TH day of SEPTEMBER, 1995.


CHRISTOPHER O'LEARY

STATE OF OREGON, County of Klamath)ss.

On 9-29, personally appeared the above named CHRISTOPHER
O'LEARY and acknowledged the foregoing instrument to be HIS
voluntary act and deed.

Before me: 
Notary Public for Oregon
My Commission Expires: 12-19-96

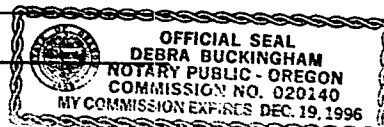


EXHIBIT "A"

All of Tract 23, ANKENY GARDEN TRACTS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a piece or parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, more particularly described as follows:

Beginning at the Southwest corner of Tract 23, and proceeding in a Northerly direction along Patterson Street for a distance of 97 feet; thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situate in Lot 23, ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23 ANKENY GARDEN TRACTS; thence South along the East line of said Lot 23, 225 feet to the true point of beginning; thence continuing South along the East line of Lot 23, 100 feet to a point; thence West parallel with the North line of Lot 23, 100 feet to a point; thence North parallel with the East line of Lot 23, 100 feet to a point; thence East parallel with the North line of Lot 23, 100 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situate in Lot 23, ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23, ANKENY GARDEN TRACTS; thence South along the East line of said Lot 23, 125 feet to the true point of beginning; thence continuing South along the East line of Lot 23, 100 feet to a point; thence West, parallel with the North line of Lot 23, 100 feet to a point; thence North parallel with the East line of Lot 23, 100 feet to a point; thence East parallel with the North line of Lot 23, 100 feet to the point of beginning.

EXHIBIT "A" CONTINUED

ALSO EXCEPTING THEREFROM a parcel of land situate in ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23, ANKENY GARDEN TRACTS; thence Westerly along the North line of Lot 23, 100 feet to a point; thence Southerly parallel with the East line of Lot 23, 125 feet to a point; thence Easterly parallel with the North line of Lot 23, 100 feet to a point on the East line of said Lot 23; thence North along the East line of Lot 23, 125 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a portion of Tract 23, ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Tract 23, distant 125 feet East from the Southwest corner of said Tract 23; thence from said point of beginning; thence East, along said South line, a distance of 384 feet to the Southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux., recorded November 4, 1968 in Book M-68 at Page 9876, Microfilm Records of Klamath County, Oregon; thence along the West line of last mentioned parcel, North, 97 feet; thence parallel to said South line of Tract 23; thence West, 384 feet to the Northeast corner of that parcel of land conveyed to John H. Able, et ux., by deed recorded November 2, 1965 in Book M-65 at Page 3307, Microfilm Records of Klamath County, Oregon; thence along the East line of last mentioned parcel, South, 97 feet to the point of beginning.

CODE 198 MAP 3909-24BO TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of October A.D., 19 95 at 3:31 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 27131.

FEE \$40.00

Bernetha G. Letsch, County Clerk
By Annette Mueller