10-23-95P03:45 RCVD



WARRANTY DEED

#03043853 AFTER RECORDING RETURN TO:

LOUIS C. FAULKNER PENNIE S. FAULKNER

F.D. BUX JA STRAGUE KILLER, OR 97639

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

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

Lot 1, Block 11, SECOND ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

Code 10 Map 3611-3D0 TL 6000

"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 \$35,000.00.

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 5th day of October, 1995.

L Oyl Riggs

STATE OF CALIFORNIA

))ss.

COUNTY OF SANTOAQUIN)

On October 12, 1995, before me, Doyle Riggs
personally appeared DOYLE RIGGS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Delight Whitney
My commission expires: July 16/1999

50000

DELIGHT WHITNEY

Comm. # 1065332 NOTARY PUBLIC - CALMORNIA San Joaquin County My Comm. Expires July 16, 1999

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Peduls S. FAULKNER Peduls S. FAULKNER

Signature Sylvest Janta

COUNTY OF TRACTICALITY)

STATE OF CALIFORNIA

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

FEE \$35.00

of <u>Deeds</u>

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to. T. Plock II. SELSAB ADSIDIUS of Misser of the County of Klamath, State of diagons.

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Aspen Title & Escrow

AFTER RELEMBING PRICES IN:

STATEMENTS TO THE FOLLOWING ABOREDS: SAME AS ABOVE UNITE A CHANGE IS THE THE P. ALL ...

WAREARTY DEED

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Bernetha G. Letsch, County Clerk

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