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10-31-95P03:51 RCVD



8494

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043923

AFTER RECORDING RETURN TO: Mr. and Mrs. Lynn T. McKune P.O. Box 53 Bonanza OR 97623

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

NORMAN R. FABIAN, hereinafter called GRANTOR(S), convey(s) to LYNN T. MC KUNE and LORIKAY MC KUNE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The N 1/2 of Lots 4 and 5 in Block 43, GRANDVIEW ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

Code 11, Map 3911-10BC, Tax Lot 2600

"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 MARMING 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 \$48,500.00.

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 October, 1995.

yal NORMAN R. FABIAN

STATE OF ARIZONA County of <u>La Paz</u>)ss.

On October 26, 1995, personally appeared the above named NORMAN R. FABIAN and acknowledged the foregoing instrument to be his voluntary act and deed.

o Unn ernand **Before** me: Notary Public for Arizona My Commission Expires: My Commission Expires Aug. 29, 1999



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Sciore Me: Notary Fublic Tor Arizona My Commission Expires:

On October JZ, 1995, pursonally apprared the community NORMAN R. FADIAN and acknowledged the foregram fortunation his volumtary act and desu.

STATE OF AFTZOMA LUURLY OF

STATE OF OREGON: COUNTY OF KLAMATH : ss.

day 31st the on Page <u>29817</u> Bernetha G. Letsch, County Clerk By <u>Amette Muelle</u> October of ____ Deeds

FEE \$35.00

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NORMAN R. FAEJAN, hereinafter called GRANTOR(S), concerning LYNN T. MC KUNE and LORIKAY AC KUNE, hasband and sit hereinafter called GRANTEE(S), all that rash provided in in the County of Klamath, State of Oregon, sectors

MARRANTY (EE)

10-11-20002-01-10-20

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SAME AS ABOVE UNTIL & CHANGE IS REQUESTED ALL TAX SIATEMENTS TO THE FOLLOWING ADDRESS: CAME AS ANNUE

Mr. and Mrs. Lynn I. Mckune

AFTER RECORDING RETURN TO:

TITLE & ESCROW, INC. 420eu

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ASPEN TITLE ESCROW NO. 01043923