

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043940

AFTER RECORDING RETURN TO: JAMES F. & MARIA B. DEAN 4464 MEMORIE LANE KLAMATH FALLS, OREGON 97603

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

LAINEJAMES WORTMAN, hereinafter called GRANTOR(S), convey(s) to JAMES F. DEAN AND MARIA B. DEAN, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The Southeasterly 60 feet of Lot 4, and that part of Lot 5, Block 4, FIRST ADDITION TO TONATEE HOMES, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Northerly corner of Lot 5, Block 4; thence Southeasterly along the Northerly line of Lot 5, 15 feet to a point; thence Southwesterly and parallel with the Westerly line of Lot 5 to the point of intersection of the line common to Lots 4 and 6 produced Northeasterly on a course of North 84 degrees 06' East; thence South 84 degrees 06' West on the line common to Lots 4 and 6 produced Northeasterly to the Southeasterly corner of Lot 4; thence Northerly along the Easterly line of Lot 4 to

CODE 41 MAP 3909-11CC TAX LOT 1900

"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 APPROPRIATE CITY OF 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

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, this 30TH day of oct	he brantor has executed his instrument
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LATINE JAMES WORTHAN	Section 1997 Section 1997
-MA_Commercial rykels	The state of the s

STATE OF OREGON County of multhomah

on 10-31 _, 1995, LAINE JAMES WORTMAN personally appeared before me,

whose identity I proved on the basis of Occopy Drivers Donge whose identity I proved on the oath/affirmation of the constitution of the condition witness

to be the signer of the above document, and he/she acknowledged



Nov_		5 at 3:35	o'clock _	P M., and duly recorded in Vol.	1st M95
	of	Deeds		_ on Page	
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STATE OF OREGON: COUNTY OF KLAM	Ners Archer ATH: ss.	THE TUOMS RUCKS!			
Filed for record at request of	Aspen Ti		the	1e+	
of A.D., 1995	at 3:35	o'clockP_M., and d	uly recorded in Vol.	<u></u>	da
of	of <u>Deeds</u>		on Page		
PPP		Бете	ha G. Letsch, County Cl	erk	

The true and actual consideration for this transfer at \$71,000.00.

In construing this good and abere the contact to to singular includes the plural.

in with the grant of ocypack

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OFFICIAL SEAL SHARON J. GRAY NOTARY PUBLIC-OREGON COMMISSION NO. 029123 MY COMMISSION EXPIRES OCT 30, 1997

1995, LATHE JAMES, WORTHAM POSSESSION P. NO. θU Notary Public for OREGON My Commission Expires:

* accredible withers to be the signer of the above document, and he/she acknowledged that he/she signed it.