-#OB38973 WARRANTY DEED

AFTER RECORDING RETURN TO:

LOWELL L. WEATHERFORD

JERI J. WEATHERFORD Hilyard Howlett A 7330 793 Klamath Falls, OR. 97603

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

JOHN W. STANSBERRY hereinafter called GRANTOR(S), convey(s) to LOWELL L. WEATHERFORD and JERI J. WEATHERFORD, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 31, HIGHLAND PARK, and a portion of Lot 32, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 32; thence Westerly 98.5 feet; thence Southerly 375.9 feet; thence Easterly and at right angles 98.5 feet; thence Northerly and at right angles 375.9 feet to the point of beginning, being the Northerly portion of said Lot 32, Highland Park.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION - SEE CODE 43 MAP 3909-12AA TL 1000

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except conditions, restrictions, covenants, reservations, rights, rights of way and easements of record, if any, and those apparent on 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 \$48,400.00.

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 23rd day of September 1992.

mal. anster JOHN W. STANSBERRY

STATE OF OREGON, County of Klamath)ss.

Qn. this 23kd day of September, 1992,

epersonally appeared the above named JOHN W. STANSBERRY and acknowledged the foregoing instrument to be his voluntary act

Before me: holone
Notary Public for Oregon
Expires: Ma

Expires: March 22, 1993.

11-03-95A11:04 RCVD

* WAR MAS FIRST TROOP 30158 Val. 100 เกา 100 เกา

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STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title Co. A.D., 19 92 at 11:31 o'clock AM., and duly recorded in Sept. Deeds _ on Page ___ 22259

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EXHIBIT "A"

PARCEL 1:

Lot 31, HIGHLAND PARK, and a portion of Lot 32, in the County of Klamath, State of Oregon, more particularly described as follows:

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CODE 43 MAP 3909-12AA TL 1000

PARCEL 2:

The Southerly 124.1 feet of Lot 32, HIGHLAND PARK, in the County of Klamath, State of Oregon.

CODE 43 MAP 3909-12AA TL 900

SIMIE	r okegon:	COUNTY OF I	KLAMATH: ss.	
Mary 1				

Filed fo	or record at req	uest of Aspen Title & Escrow	
of	November	A.D., 19 <u>95</u> at <u>11:04</u> c ofDeeds	o'clock AM., and duly recorded in Vol. M95 on Page 30158
FEE	\$15.00		Bernetha G. Letsch, County Clerk By Annette Muelle
	1.273		· January Inflation