

WARRANTY DEED

Vol. M95 Page 30290

MTC 3648ADS

RANDY ALLEN WALTERS and JENNY L. WALTERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey JESSE S. LEDESMA, AN UNMARRIED MAN AND CARLETTE TUPPER, AN UNMARRIED WOMAN, WITH THE RIGHTS OF SURVIVORSHIP, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The East 35 feet of Lot 22 and the West 30 feet of Lot 23 in Block 302 of DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 54,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2505 EBERLEIN, KLAMATH FALLS, OR 97603

Dated this 1st day of November, 1995.

Randy Allen Walters
RANDY ALLEN WALTERS

Jenny L. Walters
JENNY L. WALTERS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

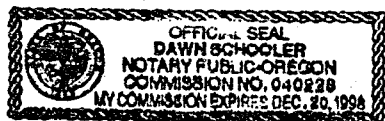
COUNTY OF Klamath

SS. November 1 19 95

Personally appeared the above named Randy Allen Walters and

Jenny L. Walters

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schoeler

Notary Public for Oregon

My commission expires 12/30/96

(seal)

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Company

on this 6th day of November A.D., 19 95
at 10:56 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 30290

Bernetha G. Letsch County Clerk

By

Annette Mueller

Deputy.

Fee, \$30.00

Return to:

JESSE SPENCER LEDESMA
2505 EBERLEIN
KLAMATH FALLS, OR 97603