MTC 3637 HP WARRANTY DEED

LANCE WATSON and KEM WATSON, husband and wife, Grantor(s) hereby grant, bargain, sell and convey AARON POWLESS,

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:

Lot 2 in Block 3 of SUNNYLAND, a Resubdivision of the Couth 10 acres of Tract 31 of ENTERPRISE TRACTS, 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:

SUBJECT TO: A TRUST DEED recorded October 6, 1993 in volume M93, page 25956, in the Microfilm Records of Klamath County, Oregon wherein the

Beneficiary is South Valley State Bank. THE GRANTEES HEREIN TO DO NOT AGREE TO ASSUME THIS OBLIGATION IN FULL.

AND

SUBJECT TO: CITY LEIN IN FAVOR OF THE CITY OF KLAMATH FALLS: Improvement Unit 300, Card 18 Docketed February, 1988.

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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,PO Box 5145 Hamath Falls, OR 9760)

Dated this 8 day of November 1995

Lance Walson

LANCE WATSON

KEM WATSON

NOTARY ACKNOWLEDGEMENT

STATE OF OLOGEN	<u>.</u> .	40 0	_
COUNTY OF Blancath	ss.		19 <u>K</u>

Personally appeared the above named LANCE WATSON AND

KEM WATSON

and acknowledged the foregoing instrument to be the voluntary act.

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E Committee	HELEN M.	
6 (MA)	NOTARY PUBLIC	
8	COMMISSION NO	
MA CO	MMISSION EXPIRES	APR. 20, 1996
Carrie Carrier	CONTRACTOR OF THE PROPERTY OF THE PARTY OF T	COMMERCENCER

Notary Public for Oregen

My commission expires 4/20/96

(seal)

KINDTALE LONG

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STA RECEPENDED AND SALES OF

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed f	for record at req	uest of <u>Mountain Title C</u>	Company the 20th	
of	November	A.D., 19 95 at 2:16	o'clock P M., and duly recorded in Vol. M95	da
		of <u>Deeds</u>	on Page31692	
FEE	\$35.00		Bernetha G. Letsch, County Clerk By Annette Weekles	

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. . Improvement Unit 350, Card 18 Doctobed February, 1898.

SURGRET TO: CITY LEIN IN PAYON OF THE CITY OF FLARMEN (6 LT)

Beneficiary is doubh Valley State Bank. The GRANTSON STARTS OF THE ACRES TO LOSUME THIS OBLICATION IN FOLI. 22956, in the Microfilm Records of Wianath Confry Senger of Corn the SUBJECT TO: A TRUST BEED recorded Cobeber 6, 1993 in volume office and succeed for all those lease of reconfided those superior elie of any as we show a second this deed and those superior refers to the

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AAMON POWLESS. Grant soile, noteday gramm, bargain, soil and chasay DANCE WAYSON and ARM WATSON, husband and wide.

MYCO SUSTLATE: WARRANTY DEED