

MTC 36371 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 South 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 5143 Klamath Falls, OR 97601

Dated this 8 day of November, 1995

Lance Watson
 LANCE WATSON

Kem Watson
 KEM WATSON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Nov 8 19 95
 COUNTY OF Klamath

Personally appeared the above named LANCE WATSON AND
KEM WATSON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

(seal)

Return to:

AARON POWLESS PO Box 5143 KLAMATH FALLS OR 97601

IN WITNESS WHEREOF

INTESTA EVIDE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 20th day
of November A.D., 19 95 at 2:16 o'clock P M., and duly recorded in Vol. 195
of Deeds on Page 31692.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

NOTICE TO CREDITORS

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