

9439

Vol. M95 Page 31846**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 03043942

AFTER RECORDING RETURN TO:

ELAINE SNYDER-CONN

840 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

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

BRADLEY DALE BURDA and CHRISTINE A. BURDA, hereinafter called
GRANTOR(S), convey(s) to ELAINE SNYDER-CONN, a single person,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

ES-✓ "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 30.390"

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
\$109,000.00.

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 10th day of November, 1995.

Bradley Dale Burda
BRADLEY DALE BURDA

Christine A. Burda
CHRISTINE A. BURDA

STATE OF OREGON, County of Klamath)ss.

On November 11, 1995, personally appeared the above named
BRADLEY DALE BURDA and CHRISTINE A. BURDA and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Carole Johnson

Notary Public for Oregon

My Commission Expires: January 31, 1998

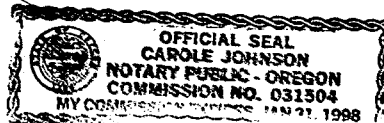


EXHIBIT "A"

31847

Beginning at the most Northerly corner of Lot 2, Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence Southwesterly along the line between Lots 1 and 2 in said Block 37, 100 feet; thence Southerly and parallel to Pacific Terrace 45 feet; thence Southwesterly parallel to Portland Street 50 feet to the alley; thence Southerly and parallel to Pacific Terrace 10 feet to the Northerly line of Lot 3 in said Block 37; thence Easterly along said line of Lot 3, 62 1/2 feet; thence Southerly and parallel to Pacific Terrace 1 foot; thence Easterly parallel to Portland Street 87 1/2 feet to Pacific Terrace; thence Northerly along the Westerly line of Pacific Terrace 56 feet to the place of beginning.

CODE 1 MAP 3809-28BC TL 9700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of November A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 31846

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller