

WARRANTY DEED

**ASPEN TITLE #05044017** 

AFTER RECORDING RETURN TO: JAMES R. & BARBARA L. CRENSHAW P.O. BOX 538 OAKRIDGE, OREGON 97463

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

MELVIN J. PERRICONE AND BARBARA D. ERLER, hereinafter called GRANTOR(S), convey(s) to JAMES R. CRENSHAW AND BARBARA L. CRENSHAW, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 7, MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, in the County of Klamath, State of Oregon.

CODE 8 MAP 3107-1A0 TAX LOT 11100

"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, contracts and/or liens for irrigation and/or drainage,

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 \$6,000.00.

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 17TH day of NOVEMBER 1995.

MELVIN J. PERRICONE

BARBARA D. ERLER

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STATE OF	F NEW YORK	<u> </u>			
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to be t	whose	identity I of the above	proved on	the oath/a	ffirmation of dible witness acknowledged

Notary Public for NEW YORK,
My Commission Expires: 2/28/96

MARY PAONE
Notary Prince State on vyork
on 43-4641318
Qualified in Richmood County
Commission Exp 2/2 5/97

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December

Filed for record at request of \_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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Ennette Muller

Bernetha G. Letsch, County Clerk

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