

WARRANTY DEED

#03044134  
AFTER RECORDING RETURN TO:

RYAN B. WEIDER

519 Main St  
Klamath Falls OR 97601

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

BEVERLY J. HARGRAVE, hereinafter called GRANTOR(S), convey(s) to  
RYAN B. WEIDER, 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.....

P.W.  
"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  
\$14,000.00.

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 15th day of December, 1995.

Beverly J. Hargrave  
BEVERLY J. HARGRAVE

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                 )



The foregoing instrument was acknowledged before me this 15th  
day of December, 1995, by BEVERLY J. HARGRAVE.

Before me: Debra Buckingham  
Notary Public for Oregon  
My Commission Expires: 12-19-96

34516

## EXHIBIT "A"

Beginning at the most Southerly corner of Lot 6, Block 16, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence 66 feet Northeasterly along the alley in said Block 16; thence 40 feet Northwesterly and parallel with North Second Street; thence Southwesterly and parallel to alley in said Block 16, 66 feet to the Northeasterly line of North Second Street; thence Southeasterly 40 feet along the Northeasterly line of North Second Street to the place of beginning.

CODE 1 MAP 3809-32BA TL 13900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 19th day  
of Dec A.D., 19 95 at 11:37 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 34515.

Bernetha G. Letsch, County Clerk

By Caroline Mullenbarger

FEE \$35.00