

'95 DEC 20 P3:45

Volume 95 Page 34724



WARRANTY DEED

#03044033

AFTER RECORDING RETURN TO:

SUSAN A. ERWIN
1124 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

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

ELEANOR N. CURTIS, hereinafter called GRANTOR(S), convey(s) to
SUSAN A. ERWIN, a single woman, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 8, Block 110, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon. EXCEPT the
Westerly 55 feet thereof.

Code 1 Map 3809-29CC TL 5000

"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
\$56,900.00.

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 12th day of December, 1995.

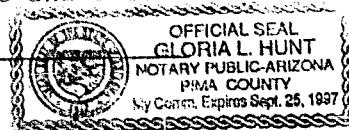
for Eleanor N. Curtis by Ellen Kay Van De Vanter Eleanor N. Curtis by Donna Rae Thompson
ELEANOR N. CURTIS by ELLEN KAY VAN DE VANTER, her Attorney in Fact
ELEANOR N. CURTIS by DONNA RAE THOMPSON, her Attorney in Fact

STATE OF ARIZONA, County of Pima) ss.

On this 13 day of December, 1995,

Personally appeared the above named ELLEN KAY VAN DE VANTER as
Attorney in Fact for ELEANOR N. CURTIS and acknowledged the
foregoing instrument to be her voluntary act and deed.

Before me: Gloria L. Hunt
Notary Public for Arizona
My Commission Expires: Sept 25, 1997



STATE OF OREGON, County of _____) ss.

On this _____ day of December, 1995,

Personally appeared the above named DONNA RAE THOMPSON as
Attorney in Fact for ELEANOR N. CURTIS and acknowledge the
foregoing instrument to be her voluntary act and deed.

Before me: _____ Continued on next page

BEFORE ME:

COUNTY OF CLATSOP

WARRANTY DEED

PAGE 02 THE INSTRUMENT TO BE RECORDED IS A WARRANTY DEED
YIELDING TO THE CLATSOP COUNTY CLERK'S OFFICE FOR RECORDING
AND INDEXING THE INSTRUMENT TO BE RECORDED

34725

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON

County of WASHINGTON

DECEMBER, 15, 19 95

Personally appeared the above-named Donna Rae Thompson

and acknowledged the foregoing instrument to be HER voluntary act. Before me:

Official Seal

5-2893 12/74



Kristin K. Kitali
Notary Public for Oregon

My commission expires March 21, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20th day
of Dec A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 34724

FEE \$35.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch

FILE & RECORDING DIV

34725

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