

11248

95 DEC 29 AM 12:20



WARRANTY DEED

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#03044107

AFTER RECORDING RETURN TO:

RONALD A. YORK
SANDRA DEE YORK299200 Sprague River Dr
Chiloquin OR 97624UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEARTHUR L. FRY and JEANETTE L. FRY, hereinafter called
GRANTOR(S), convey(s) to RONALD A. YORK and SANDRA DEE YORK,
husband and wife, 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.....

*Ph. H. Y.
S. L. Y.*

"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
\$70,000.00.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 21st day of December, 1995.

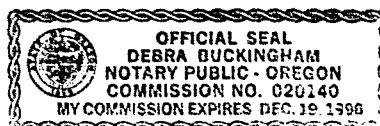
Arthur L. Fry
ARTHUR L. FRY

Jeanette L. Fry
JEANETTE L. FRY

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 29th
day of December, 1995, by ARTHUR L. FRY and JEANETTE L. FRY.

Before me Debra Buckingham
Notary Public for Oregon
My Commission Expires: 12-19-98



35518

EXHIBIT "A"

The S 1/2 NW 1/4 and the SW 1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the following:

A portion of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the N 1/2 SW 1/4 NW 1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian; thence Southerly along the West line of Section 34 to the Southwest corner of the SW 1/4; thence Easterly along the South line of Section 34 to the Southeast corner of the SW 1/4; thence Northerly along the East line of the SW 1/4 to the Northeast corner of the S 1/2 NE 1/4 SW 1/4; thence diagonally Northwesterly to the point of beginning.

CODE 8 MAP 3510 TL 3300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29th day
of Dec A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 35517

FEE \$35.00

By Bernetha G. Lofsch County Clerk
Bernetha G. Lofsch