

'96 MAR 28 P3:29



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044379

AFTER RECORDING RETURN TO:

Mr. James W. Earp

526 Lytton St.  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJOHN A. LARSEN and REBECCA A. LARSEN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JAMES W. EARP,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:The W 1/2 of Lots 1 and 2, Block 64, LAKEVIEW ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

Code 1, Map 3809-298A, Tax Lot 6400

j.l.  
"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  
\$46,000.00.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 26th day of March, 1996.

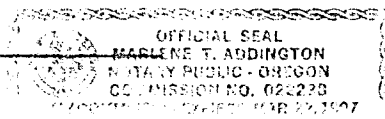
John A. Larsen by Rebecca L. Larsen  
JOHN A. LARSEN  
by his attorney in fact

Rebecca L. Larsen  
REBECCA L. LARSEN

STATE OF OREGON, County of Klamath)ss.

On March 26, 1996, personally appeared JOHN A. LARSEN and  
REBECCA L. LARSEN and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for: Oregon  
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day  
of March A.D., 19 96 at 3:29 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 8713.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Cheryl Russell