

96 APR -8 11:05



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044547

AFTER RECORDING RETURN TO:

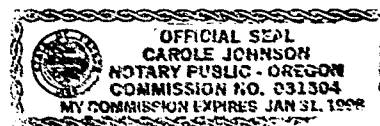
Mr. and Mrs. David Bruce Masl

417 LINCOLN ST.  
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVECHARLES D. MC PHERSON, hereinafter called GRANTOR(S), convey(s)  
to DAVID BRUCE MASL and SHIREEN M. MASL, 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....."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  
\$15,900.00.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 4th day of April, 1996.Charles D. McPherson  
CHARLES D. MC PHERSON

STATE OF OREGON, County of Klamath)ss.

On April 5, 1996, personally appeared Charles D. McPherson,  
who acknowledged the foregoing instrument to be his voluntary  
act and deed.

Before me:

Carole Johnson  
Notary Public for OregonMy Commission Expires: March 22, 1997  
1-31-98 ej NP

## EXHIBIT "A"

Beginning at the most Easterly corner of Lot 12, Block 107, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, and running thence Northwesterly along the Northeasterly boundary of the said Lot 12, 96.72 feet, more or less, to the most Easterly corner of the tract heretofore deeded to Geo. T. Morgan by deed recorded in Book 100 at Page 109, Deed Records of Klamath County, Oregon; thence Southwesterly along the Southeasterly boundary of the said tract deeded to Geo. T. Morgan, 36.89 feet, more or less, to a point on the Northeasterly boundary of the tract heretofore deeded to W. C. Townsend by deed recorded in Book 86 at Page 595, Deed Records of Klamath County, Oregon; thence Southeasterly along the said Northeasterly boundary of tract deeded to W. C. Townsend 101.71 feet, more or less, to a point in the Northwesterly boundary of California Avenue; which also marks the Southeasterly boundary of the Lot 12; thence Northeasterly 42.82 feet more or less along the said Northwesterly boundary of California Avenue to the point of beginning.

CODE 1 MAP 3809-32BB TL 6100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day  
of April A.D., 19 96 at 11:05 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 9739.

FEE \$35.00

By Bernetha G. Letsch, County Clerk