



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044544

AFTER RECORDING RETURN TO:

MR. AND MRS. OSBORN

HC 63 Box 326
Chiloquin, OR 97624UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RONALD A. EVANS AND DOROTHY M. EVANS, husband and wife, ,
hereinafter called GRANTOR(S), convey(s) to CLIFFORD OSBORN and
MARY L. OSBORN, husband and wife, , hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The South 1/2 of Government Lot 2, (S 1/2 SW 1/4 NW 1/4) of
Section 31, Township 30 South, Range 8 East of the Willamette
Meridian, in the County of Klamath, State of Oregon.

CODE 8 map 3008-3100 TAX LOT 300

"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
\$15,000.00.

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 4-12-96 day of April, 1996.

Ronald A. Evans
RONALD A. EVANS

Dorothy M. Evans
DOROTHY M. EVANS

STATE OF CALIFORNIA, COUNTY OF _____)ss.

On _____ before me,
_____, personally appeared

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____
My commission expires: _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

10956

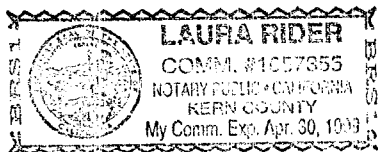
State of California

County of Kern

On 4-12-96 before me, Laura Rider
Date Name and Title of Officer (e.g., "Jens Doe, Notary Public")

personally appeared Ronald A. and Dorothy M. Evans
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Laura Rider
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4-12-96 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ronald A. Evans

- ☒ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

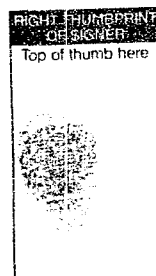
Signer Is Representing:



Signer's Name: Dorothy M. Evans

- ☒ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of April A.D., 19 96 at 3:11 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 10955

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Cheryl Russell