

18933



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044532

AFTER RECORDING RETURN TO:

ARTHUR BELSKY  
7606 DONAGAL AVENUE  
KLAMATH FALLS, OR 97603

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

FRANCIS D. REYNOLDS AND EILEEN M. REYNOLDS, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to ARTHUR BELSKY,  
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,

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 \$28,000.00.

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 29TH day of MAY, 1996.

Francis D. Reynolds  
FRANCIS D. REYNOLDS

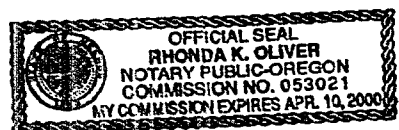
Eileen M. Reynolds  
EILEEN M. REYNOLDS

STATE OF OREGON, County of Klamath)ss.

On this 29TH day of May 1996,

Personally appeared the above named FRANCIS D. REYNOLDS AND  
EILEEN M. REYNOLDS, and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: Rhonda K. Oliver  
Notary Public for Oregon  
My Commission Expires: April 10, 2000



96 MAY 30 P3:57

The Easterly 55 feet of Lot 12, Block 2, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 12, Block 2 of said Addition; thence Westerly along the South line of Donald Street 55 feet; thence Southerly parallel with Sargent Avenue 50 feet to the South line of said Lot 12; thence Easterly along said South line to the Southeast corner of said Lot 12, which lies in the West line of an alley; thence North along said West alley line 50 feet to the point of beginning.

CODE 1 MAP 3809-29DB TI 9800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Asper Title & Escrow the 30th day  
of May A.D., 19 96 at 3:57 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 15706

FEE \$35.00

By Bernetha G. Letsch, County Clerk