

19430

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044678

AFTER RECORDING RETURN TO:  
ELIZABETH GAYLE DARST  
1346 ELMORADO AVE  
KLAMATH FALLS, OR 97601

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

JOHN NORMAN WALLNER and DEBRA SUE BRITTAIN WALLNER, hereinafter  
called GRANTOR(S), convey(s) to ELIZABETH GAYLE DARST,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 1, Block 19, HILLSIDE ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29AA TL 7000

"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  
\$86,672.00 as paid by an accomodator pursuant to an IRC 1031  
exchange.

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 7<sup>th</sup> day of June, 1996.

John Norman Wallner  
JOHN NORMAN WALLNER

Debra Sue Brittain Wallner  
DEBRA SUE BRITTAIN WALLNER

STATE OF OREGON )  
) ss.  
County of Klamath. )



The foregoing instrument was acknowledged before me this 7<sup>th</sup>  
day of June, 1996, by JOHN NORMAN WALLNER and DEBRA SUE  
BRITTAIN WALLNER.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day  
of June A.D., 19 96 at 11:07 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 16768

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Carole Johnson