

19920

Vol. 17863 Page 17863



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044822

AFTER RECORDING RETURN TO:
Mr. and Mrs. Arthur Sevigny
736 Mt. Pitt Street
Klamath Fall, OR 97601

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

RANDALL C. OSBORN AND LISA J. OSBORN, hereinafter called
GRANTOR(S), convey(s) to ARTHUR E. SEVIGNY AND MAUREEN SEVIGNY,
HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 5, Block 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon, TOGETHER with
portion of vacated Oregon Avenue, vacated by Ordinance 5045 and
recorded March 16, 1959 in Book 310 at Page 496, Deed Records,
inuring thereto by law.

CODE 1 MAP 3809-19CD TAX LOT 8000

"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.

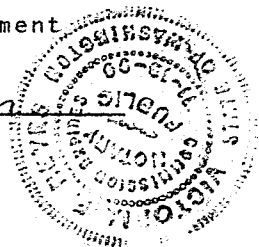
The true and actual consideration for this transfer is
\$97,000.00.

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 13th day of June, 1996.

X Randall C. Osborn
RANDALL C. OSBORN

X Lisa J. Osborn
LISA J. OSBORN



STATE OF WASHINGTON, County of Island, ss.

On 13th day of June, 1996, personally appeared the above
named RANDALL C. OSBORN AND LISA J. OSBORN and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Doctoria J. Pugh
Notary Public for Washington
My Commission Expires: 11-19-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of June A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 17863

FEE \$30.00

By Bernetha G. Lisch County Clerk