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Vol. m96 Page 18035-

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044655

AFTER RECORDING RETURN TO: MR. AND MRS. FRANK CARTEE 626 Mc Kinley St. Klamath Falls, OR 97601

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

RALPH W. BUSCHMAN AND SHARRON L. BUSCHMAN hereinafter called GRANTOR(S), convey(s) to FRANK K. CARTEE AND ELLEN P. CARTEE, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2, Block 31, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CD TAX LOT 130000

"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 \$69,000.00.

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 6TH day of June 1996.

RALPH W. BUSCHMAN

Sharron L.

STATE OF OREGON, County of Klamath)ss.

On this 6th day of June, 1996,

Personally appeared the above named Ralph W. Buschman and Sharron L. Buschman and acknowledged the foregoing instrument to be their volphtary act and deed.

Before me: MAC

Notary Public for Oregon

My Commission Expires: April 10, 2000



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