

20652



Vol. m96 Page 19463

WARRANTY DEED

#03044132  
AFTER RECORDING RETURN TO:

KENNETH D. PAULSON  
VALERIE S. PAULSON  
6739 MILBERT AVENUE  
KLAMATH FALLS, OR 97603

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

WILBUR RAY KEEN, hereinafter called GRANTOR(S), convey(s) to  
KENNETH D. PAULSON and VALERIE S. PAULSON, husband and wife  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 13, Block 5, Tract 1003, THIRD ADDITION TO MOYINA, in the  
County of Klamath, State of Oregon.

Code 141 Map 3809-36DC TL 1400

"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  
~~\$99,600.00~~

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 25th day of June, 1996.

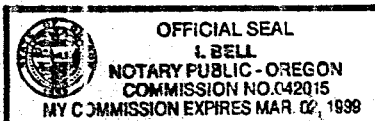
Wilbur Ray Keen  
WILBUR RAY KEEN

STATE OF OREGON, County of Multnomah ) ss.

On this 26 day of June, 1996,

Personally appeared the above named WILBUR RAY KEEN and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: L. Bell  
Notary Public for Oregon  
My Commission Expires: 3/2/99



STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow  
on this 1st day of July A.D., 19 96  
at 11:00 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 19463  
Bernetha G Letsch, County Clerk  
By [Signature] Deputy.  
Fee, \$30.00

25 JUL -1 AM '00