

21696

K-48740
WARRANTY DEED

Vol. 1796 Page 21725

KNOW MEN BY THESE PRESENTS, THAT LEON L. EVANS and DORIS EVANS, husband and wife, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by BILLY E. EDWARDS and JEAN GAY EDWARDS, husband and wife, hereinafter called "Grantee", does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$128,000.00. This property is transferred pursuant to the terms of an Exchange Agreement.

AFTER RECORDING RETURN TO:

GRANTLAND, GRENSKY & BLODGETT
204 WEST 9TH, MEDFORD OR 97501

SEND TAX STATEMENTS TO:

Billy E. & Jean G. Edwards
553 Market, Klamath Falls OR 97601

1 - WARRANTY DEED

Law Offices Of
GRANTLAND, GRENSKY & BLODGETT
204 West 9th St.
Medford, OR 97501
(503) 773-8712

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In construing this Deed and where the context so requires, the singular includes the plural.

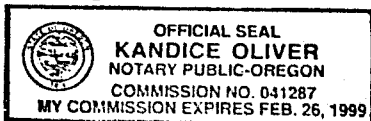
IN WITNESS WHEREOF, the Grantor executed this instrument this 15 day of March, 1996.

Leon L. Evans
Leon L. Evans

Doris Evans
Doris Evans

STATE OF OREGON)
): ss.
County of Jackson)

Personally appeared before me this 15 day of March, 1996, the above named Leon L. Evans and Doris Evans and acknowledged the foregoing instrument to be their voluntary act and deed.



Kandice Oliver
Notary Public for Oregon

EXHIBIT "A"

Parcel One: Lots 24A, 25A and 25B in Block 7 of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel Two: Lots 26A, 26B, 27A and 27B of Block 7 of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day
of July A.D., 19 96 at 3:22 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 21725.

FEE \$40.00

Bernetha G Letsch, County Clerk

By *[Signature]*