

21797

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WARRANTY DEED

#01044714 ED
AFTER RECORDING RETURN TO:

JOSEPHINE J. HECK

P.O. BOX 314BEATON, OR 97621

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

RALPH W. PEEVER and CRZSTAL D. PEEVER, hereinafter called
GRANTOR(S), convey(s) to JOSEPHINE J. HECK, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 29, Block 8, as shown on the map entitled "SPRAGUE RIVER
VALLEY ACRES", in the County of Klamath, State of Oregon.

Together with the following described mobile home which is
firmly affixed to the property: Year 1973; Make Silvercrest;
Serial Number WS243XU; Size 24 x 60; Number X86829.

"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
\$32,500.00.

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 17th day of July, 1996.

Ralph W. Peeper
RALPH W. PEEVER

Crzstal D. Peeper
CRZSTAL D. PEEVER

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 22nd
day of July, 1996, by RALPH W. PEEVER and CRZSTAL D. PEEVER.

Before me: Carol 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 22nd day
of July A.D., 19 96 at 3:49 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 22023

Bernetha G Letsch, County Clerk
By Cherry Swann

FEE \$30.00

96 JUL 22 P3:49