

22319



WARRANTY DEED

Vol. m96 Page 23053

ASPEN TITLE ESCROW NO. 05044879

AFTER RECORDING RETURN TO:

ROBERT D. GRAY

630 N 11th
Klamath Falls, OR 97601

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

GEORGIA A. COLLMAN, hereinafter called GRANTOR(S), convey(s) to
ROBERT D. GRAY, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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
\$38,500.00.

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

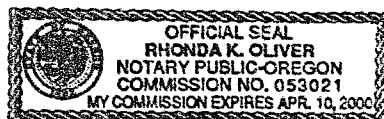
IN WITNESS WHEREOF, the grantor has executed this instrument
this 30TH day of July, 1996.

Georgia A. Collman
GEORGIA A. COLLMAN

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 27th
day of July, 1996, by GEORGIA A. COLLMAN.

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000



96 JUL 30 P3:05

Beginning at the most Easterly corner of Lot 8, Block 61, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS; thence Northwesterly along the Southwesterly line of 11th Street 40 feet; thence Southwesterly at right angles to 11th Street to the Northeasterly line of the U.S. Irrigation Canal; thence Southeasterly along the Northeasterly line of said irrigation canal to the Southeasterly line of Lot 7 of said Block and Addition; thence Northeasterly at right angles to 11th Street to the Southwesterly line of 11th Street to the place of beginning. Being the Southeasterly 40 feet of Lots 7 and 8 in said Block 61 facing 40 feet on 11th Street, LESS that part of said Lot 7 included in U. S. Irrigation Canal right of way, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DC TL 4900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of July A.D., 19 96 at 3:05 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 23053.

Bernetha G. Letsch County Clerk

By [Signature]

FEE \$35.00