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96 AUG -9 P3:52

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WARRANTY DEED

#03044953

AFTER RECORDING RETURN TO:

FRED C. ~~RATHBONE~~

1470 S.W. Willowbrook Ct.

Gresham, Oregon 97080

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

RAY WEST, hereinafter called GRANTOR(S), convey(s) to FRED C.  
~~RATHBONE~~ 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 Trust Deed  
recorded in Book M-95 at page 2511, which Grantee herein does  
not assume nor agree to pay and Grantor herein hereby holds  
Grantee harmless and with liability in connection with same,  
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  
\$20,000.00.

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 30th day of July, 1996.

RAY WEST

STATE OF OREGON )

) ss.

County of Klamath )



The foregoing instrument was acknowledged before me this 31st  
day of July, 1996, by RAY WEST.

Before me: Carole Johnson  
Notary Public for Oregon

My Commission Expires: 1-31-98

Lot 1, Block 3 and Lots 8 thru 11, Block 4, all in BLEY WAS HEIGHTS, in the County of Klamath, State of Oregon.

EXCEPT the portion thereof bounded by a fenced enclosure of Grantor's Well Site and Water System appurtenances and EXCEPTING THEREFROM that portion conveyed to Bly Water District, an Oregon Municipal Corporation by Warranty Deed recorded June 25, 1980 in Book M-80 at Page 11692.

CODE 58 MAP 3714-3DC TL 1600  
CODE 58 MAP 3714-3DC TL 1700  
CODE 58 MAP 3714-3CD TL 4500  
CODE 58 MAP 3714-3CD TL 4700  
CODE 58 MAP 3714-3CD TL 4800

Lot 5, Block 1, and Lot 8, Block 2, FIRST ADDITION TO BLEY WAS HEIGHTS, in the County of Klamath, State of Oregon.

CODE 58 MAP 3714-3DB TL 400  
CODE 58 MAP 3714-3DB TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day  
of August A.D., 19 96 at 3:52 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 24533.

FEE \$35.00

Bernetha G Letsch, County Clerk  
By [Signature]