

STATE OF OREGON,
County of Klamath ss.
WARRANTY DEED

Filed for record at request of:

ATC #01044954

AFTER RECORDING RETURN TO:

Mr. and Mrs. Mike Ingram

9060 PRAIRIE Dog DR
POWANZA OKG 97623

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

Aspen Title & Escrow

on this 9th day of August A.D., 19 96
at 3:54 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 24552

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

LAUREN DIANE SPECTOR, hereinafter called GRANTOR(S), convey(s)
to MIKE INGRAM and SHERI INGRAM, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 3 in Block 32 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

Code 114, Map 3811-4B0, Tax Lot 1800

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"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 two Trust
Deeds, one in favor of Linda J. Reyes recorded September 21,
1990 in Book M-90, Page 19091 and subsequently assigned to
Pioneer Development Corporation, an Oregon Corporation and the
other in favor of Pamela J. Alfiche recorded September 17, 1992
in Book M-92, Page 21329 and subsequently assigned to John E.
King and Aletha N. King, husband and wife as to an undivided 1/2
interest and John R. Vanzetti and Jeri Vanzetti, husband and
wife, as to an undivided 1/2 interest, which Trust Deeds the
Grantees herein DO NOT agree to assume and pay AND All-inclusive
Trust Deed recorded November 13, 1995, in Book M-95, Page 30929,
Klamath County Mortgage Records, in favor of Joyce A. Martin,
which Trust Deed the Grantees herein DO agree to assume and
pay according to the terms and conditions set out therein.,

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
\$48,500.00.

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 7th day of August, 1996.

[Signature]
LAUREN DIANE SPECTOR

STATE OF OREGON, County of Klamath)ss.

On August 9, 1996, personally appeared Lauren Diane Spector,
who acknowledged the foregoing to be her voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: March 22, 1997

