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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045056

AFTER RECORDING RETURN TO: Poff and Philip W. Poff and Gaye T. Poff Syşan emith Falls of 97601

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

ROBERT GORDON and ANNA MARIE GORDON, husband and wife, hereinafter called GRANTOR(S), convey(s) to SUSAN L. POFF and PHILIP W. POFF and GAYE T. POFF, not as tenants in common, but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 19 in Block 1 of KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 97, Map 3908-3180, Tax Lot 7700



"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. 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, contracts and/or liens for irrigation and/or drainage, 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 \$100.000.00.

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 15th day of August, 1996.

X Robert Doribon ROBERT GORDON

Notary Public for Washington

My Commission Expires:

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STATE OF WASHINGTON, County of _ WHATCOM)ss.

19 The foregoing finstrument was acknowledged before me this day of August, 1996, by Robert Gordon and Anna Marie Gordon. With Before me:

8-9-97

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HILFE & SECTION 1140 CALLER CONTRACT

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TRANSFERENCE DEED

ASPEN FULLE COCROM NO., 01045056

AFTEM RECORDING RETURN 10: Support of Part and Philip W. Port and baye 1. Port

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Code 97 App 3905-3100, Tax Lot 7700

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Filed for record at request of	lest of Aspen Title	& Escrow the 20th day
of August	A.D., 19 <u>96</u> at <u>3:54</u>	o'clock P_M., and duly recorded in Vol M96,
	of <u>Deeds</u>	on Page25787
FEE \$35.00		Bernetha G Letsch, County Clerk,
		By they theall

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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