

96 AUG 29 P3:21



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044992

AFTER RECORDING RETURN TO:

Mr. and Mrs. Scott B. Munson

4990 HASKINS RD
BONANZA OR. 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEALAN E. GREAVES and IRIS R. GREAVES, husband and wife,
hereinafter called GRANTOR(S), convey(s) to SCOTT B. MUNSON and
JOYCE L. MUNSON, husband and wife, 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." *on JM*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, contracts and/or
liens for irrigation and/or drainage AND, Mortgage, including
the terms and provisions thereof, dated April 4, 1979 and
recorded April 9, 1979, in Book M-79, Page 7781, Mortgage
Records of Klamath County, Oregon, in favor of State of Oregon,
represented and acting by the Director of Veterans' Affairs,
which Mortgage the Grantees herein agree to assume and pay
according to the terms contained 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
\$298,000.00.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 28th day of August, 1996.
ALAN E. GREAVES
IRIS R. GREAVES

STATE OF OREGON, County of Klamath)ss.

On August 28, 1996, personally appeared Alan E. Greaves and
Iris R. Greaves, who acknowledged the foregoing instrument to
be their voluntary act and deed.
Notary Public for Oregon
My Commission Expires: March 22, 1997

EXHIBIT "A"

PARCEL 1:

Beginning at the Northwest corner of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence Easterly along the right of way of Klamath County Road known as Wu Road for a distance of approximately 328 feet; thence South for a distance of 300 feet; thence West a distance of 328 feet; thence North along the West section line of Section 19 a distance of 300 feet to the point of beginning.

PARCEL 2:

The E 1/2 E 1/2 of Section 24, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 37 MAP 3811-V2400 TL 100

CODE 37 MAP 3811-1900 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of August A.D., 19 96 at 3:21 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 26798.

FEE \$35.00

Bernetha G. Letsch County Clerk

By

Kathleen Ross