



24198

96 SEP -3 P3:49

Vol. M96 Page 27445STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ASPEN TITLE ESCROW NO. 01045021

AFTER RECORDING RETURN TO:
MR. AND MRS. JEFFERY LADY
626 DELTA STREET
KLAMATH FALLS, OR 97601

Filed for record at request of:

Aspen Title & Escrow
on this 3rd day of Sept. A.D., 19 96
at 3:49 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 27445
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

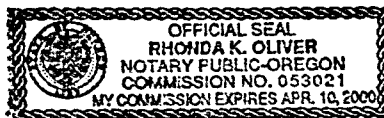
UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVEJAMES KENT WARD AND CLAUDIA LOUISE WARD, HUSBAND AND WIFE ,
hereinafter called GRANTOR(S), convey(s) to JEFFERY K. LADY AND
TAUNYA R. LADY, HUSBAND AND WIFE , hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 1 and the N 1/2 of Lot 2, Block 7, FAIRVIEW ADDITION NO. 2
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
of Oregon.

CODE 1 MAP 3809-29CA TAX LOT 4800

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and Restrictions as shown on the
recorded plat of Hot Springs Addition. 3) Agreement, including
the terms and provisions thereof, recorded August 28, 1981 in
Book M-81, page 15323.,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
\$70,000.00.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 27th day of August, 1996.[Signature]
JAMES KENT WARD[Signature]
CLAUDIA LOUISE WARD

STATE OF OREGON, County of Klamath)ss.

August 27, 1996.

Personally appeared the above named JAMES KENT WARD AND CLAUDIA
LOUISE WARD and acknowledged the foregoing instrument to be
their voluntary act and deed.Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000[Handwritten initials]