

96 SEP 18 P3:54



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045085

AFTER RECORDING RETURN TO:  
WANDA FERGUSON  
5809 CHEYNE AVENUE  
KLAMATH FALLS, OR 97603

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

BEVERLY J. HARGRAVE, hereinafter called GRANTOR(S), convey(s) to  
WANDA LEE FERGUSON, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 36, FIRST ADDITION TO MADISON PARK, in the County of  
Klamath, State of Oregon.

CODE 43 MAP 3909-188 TAX LOT 800

"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 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  
\$99,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

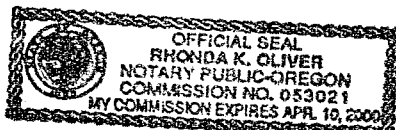
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of September, 1996.

*Beverly J. Hargrave*  
BEVERLY J. HARGRAVE

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 16<sup>th</sup>  
day of September, 1996, by Beverly J. Hargrave.

Before me: *Rhonda K. Oliver*  
Notary Public for Oregon  
My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of September A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 29669

Bernetha G. Letsch County Clerk

FEE \$30.00

By *Kathleen Ross*