

96 SEP 27 AM 10:08



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045065  
AFTER RECORDING RETURN TO:

MR. AND MRS. JOSEPH FOREMAN  
18018 FREIGHT LANE ROAD  
KLAMATH FALLS, OR 97601

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

KAZMER SIMON who acquired title as SIMON KAZMER, hereinafter called GRANTOR(S), convey(s) to JOSEPH E. FOREMAN AND JODI A. FOREMAN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 15, Block 26, KLAMATH RIVER ACRES FOURTH ADDITION, in the County of Klamath, State of Oregon.

CODE 95 MAP 3907-35A0 TAX LOT 1000

"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 \$65,000.00.

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 September 1996.

Kazmer Simon

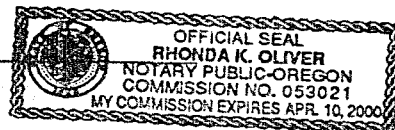
KAZMER SIMON

STATE OF OREGON, County of Klamath)ss.

On this 25th day of September, 1996,

Personally appeared the above named Kazmer Simon and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Cheryl 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 27th day of Sept. A.D. 19 96 at 11:08 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 30669.

FEE \$30.00

Bernetha G. Letsch  
By Kathleen Rose County Clerk