

'96 OCT -8 P3:45



STATE OF OREGON, ss.
County of Klamath

WARRANTY DEED

Filed for record at request of:

ATC. NO. 01045242
AFTER RECORDING RETURN TO:
ERNEST & TAMI ANDERSON
5141 SHASTA WAY
KLAMATH FALLS, OR. 97603

Aspen Title & Escrow
on this 8th day of October A.D. 19 96
at 3:45 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 31991
Bernetha G. Letsch County Clerk
By Kathleen Bass Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVE

JAMES E. SWENSON AND ROBIN M. SWENSON hereinafter called
GRANTOR(S), convey(s) to ERNEST E. ANDERSON AND TAMI O.
ANDERSON hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

The Easterly 113 feet of Lot 38, FAIR ACRES SUBDIVISION NO. 1,
in the County of Klamath, State of Oregon. EXCEPTING THEREFROM
that portion taken for the widening of Kane Street by instrument
recorded in Book 349, Page 474, Deed Records of Klamath County,
Oregon.

CODE 41 MAP 3809-35DC TL 4500

"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 \$*.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 25TH day of September, 1996.

X [Signature]
JAMES E. SWENSON

X [Signature]
ROBIN M. SWENSON

STATE OF OREGON, County of Klamath)ss.

On this 30th day of SEPTEMBER, 1996,

Personally appeared the above named JAMES E. SWENSON AND
ROBIN M. SWENSON and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon

My Commission Expires: August 15, 2000

10-31-98

