



96 OCT 28 P3:18

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045370

AFTER RECORDING RETURN TO:

Mr. and Mrs. Steven L. Houston

4430 Memorie Lane  
Klamath Falls, OR. 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ANDY WREN and BARBARA STONE, hereinafter called GRANTOR(S), convey(s) to STEVEN L. HOUSTON and EMILIA M. HOUSTON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 15 and 16 in Block 13 of STEWART, EXCEPT the West 25 feet of Lot 16, in the County of Klamath, State of Oregon.

Code 211, Map 3909-7BD, Tax Lot 2300

*SDJ JMK*  
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, contracts and/or liens for irrigation and/or drainage,

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 \$13,500.00.

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 11th day of October, 1996.

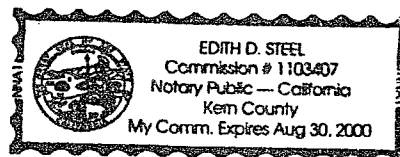
x Andy Wren  
ANDY WREN

x Barbara Stone  
BARBARA STONE

STATE OF CALIFORNIA, County of KERN) ss.

On October 16th, 1996, personally appeared Andy Wren and Barbara Stone who acknowledged the foregoing instrument to be their voluntary act and deed.

Edith D. Steel  
Notary Public for CALIFORNIA  
My Commission Expires: AUGUST 30, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day  
of October A.D. 19 96 at 3:18 o'clock P.M. and duly recorded in Vol. M96  
of Deeds on Page 33990.

FEE \$30.00

Bernetha G. Letsch County Clerk  
By Ketthun Ross