

'96 OCT 31 P3:46



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045436

AFTER RECORDING RETURN TO:

Richard D. Harris  
4207 Onyx Avenue  
Klamath Falls, OR. 97603

Aspen Title & Escrow  
on this 31st day of October A.D., 19 96  
at 3:46 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 34395  
Bernetha G. Letsch County Clerk  
By Kathleen Ross

Fee, \$30.00

Deputy.

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

NATHAN EDWARD BEAN and CAROL JOYCE BEAN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to RICHARD D. HARRIS,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 1, SUMMERS LANE HOMES, in the County of Klamath, State of  
Oregon.

Code 41, Map 3909-11BB, Tax Lot 900

*204*  
"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  
\$87,000.00.

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 30th day of October, 1996.

Nathan Edward Bean  
NATHAN EDWARD BEAN

Carol Joyce Bean  
CAROL JOYCE BEAN

STATE OF OREGON, County of Klamath)ss.

On October 31, 1996, personally appeared the above named  
Nathan Edward Bean and Carol Joyce Bean, and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

