

RETURN TO: Andrew C. Brandsness 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: William Alston 4751 Bellem No. 3 Klamath Falls, OR 97603	CLERK'S STAMP:
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-SPECIAL WARRANTY DEED-

ATC # 05044848

Geoffrey L. LeGault, Grantor, conveys and specially warrants to William Alston, and Everett and Betty Martin, husband and wife, as tenants in common, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

A parcel of land located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 29, Township 38 South, Range 9, E.W.M., Klamath County, Oregon, said parcel being the S $\frac{1}{2}$ of Lots 3 and 4 in Block 3 of North Klamath Falls, SUBJECT TO an easement, including the terms and provisions thereof, given by George Biehn the City of Klamath Falls, dated April 11, 1930, recorded June 12, 1930, in Volume 91 on page 357, Deed Records of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

Zoning ordinances, building and use restrictions, reservations in federal patents, easements of record and those apparent on the land.

The true and actual consideration for this conveyance is \$8,000.00.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: 4751 Bellem, No. 3, Klamath Falls, OR 97603.

DATED this 1st day of September, 1995.

Geoffrey L. LeGault
Geoffrey L. LeGault

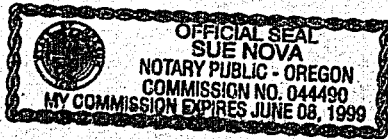
STATE OF OREGON)

County of Klamath)

ss.

September 1, 1995

Personally appeared the above-named Geoffrey L. LeGault and acknowledged the foregoing instrument to be his voluntary act. Before me:



Sue Nova
Notary Public for Oregon
My Commission expires: June 8, 1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day of November A.D. 19 96 at 10:16 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 34888.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By

Kristen Rosa