

'96 NOV 12 A10:59

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED. Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045358

AFTER RECORDING RETURN TO:
KEN KATSUDA6414 West Hwy 20
Beav, OR 97001UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow
on this 12th day of November A.D., 19 96
at 10:59 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 35455
Bernetha G. Letsch County Clerk
By Bethann Koss
Fee, \$30.00 Deputy.

MICHAEL C. CASPER, hereinafter called GRANTOR(S), convey(s) to
KEN KATSUDA, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 13 in Block 4, Tract 1152, NORTH HILLS IN THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 63, Map 3809-35AD, Tax Lot 1400

"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, real property taxes
now due and owing, including all accrued interest and City Lien
entered August 27, 1996, both of which Grantee herein agrees to
assume and pay,

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
\$14,000.00.

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 15th day of October, 1996.

Michael C. Casper
MICHAEL C. CASPER

STATE OF ARIZONA, County of Cochise)ss.

On October 22, 1996, personally appeared Michael C. Casper
who acknowledged the foregoing instrument to be his voluntary
act and deed.

Kemberly Lane
Notary Public for Arizona
My Commission Expires: Sept 14, 1999

