

'96 NOV 12 P2:14

Vol. M96 Page 35505

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045460

AFTER RECORDING RETURN TO:
Mr. and Mrs. Carrol E. Fairclo
4258 Bristol
Klamath Falls, OR. 97603

Aspen Title & Escrow
on this 12th day of November A.D., 19 96
at 2:14 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 35505
Bernetha G. Letsch, County Clerk
By Nathan Ross Deputy.
Fee, \$30.00

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

MAURICE L. LEE and DOROTHY S. LEE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to CARROL E. FAIRCLO
and ERMA J. FAIRCLO, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 21 and the Easterly 2 feet of Lot 20, SUNRISE PARK, in the
County of Klamath, State of Oregon. EXCEPTING the South 80
feet thereof.

Code 41, Map 3909-11CB, Tax Lot 7900

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EF
"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
\$85,000.00.

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 11th day of November, 1996.

Maurice L. Lee
MAURICE L. LEE

Dorothy S. Lee
DOROTHY S. LEE

STATE OF OREGON, County of Klamath)ss.

On November 12, 1996, personally appeared MAURICE L. LEE and
DOROTHY S. LEE who acknowledged the foregoing instrument to be
their voluntary act and deed.

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

