



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045596

AFTER RECORDING RETURN TO:
Mr. and Mrs. Donnell Bland, Jr.
1538 WIARD STREET
Klamath Falls, OR 97603

Aspen Title & Escrow
on this 13th day of December A.D., 19 96
at 11:02 o'clock A.M. and duly recorded
in Vol. 196 of Deeds Page 38762
Bernetha C. Letsch County Clerk
By Kathleen Rose Deputy.

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

Fee, \$30.00

Deputy.

ELEANOR ZIMMERMAN, hereinafter called GRANTOR(S), convey(s) to
DONNELL BLAND JR. and TAMMY LYNN BLAND, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 11, LEWIS TRACTS, in the County of Klamath, State of Oregon.
Code 41, Map 3809-35CD, Tax Lot 8400

"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 1996-'97 real property
taxes AND Trust Deed, including the terms and provisions
thereof, recorded January 19, 1989, in Book M-89, Page 1147,
and by Assignment of Beneficial Interest recorded August 28,
1995, in Book M-95, Page 23218, now in favor of Aspen Title &
Escrow, Inc. 401(k) Profit Sharing Plan, which Trust Deed, the
Grantees herein agree to assume and pay according to the terms
contained therein.,

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
\$30,000.00.

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 10th day of December, 1996.

Eleanor Zimmerman
ELEANOR ZIMMERMAN

STATE OF OREGON, County of Klamath ss.

On December 12, 1996, personally appeared Eleanor Zimmerman
who acknowledged the foregoing instrument to be her voluntary
act and deed.

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

