

96 DEC 20 AM 41



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045611

AFTER RECORDING RETURN TO:

Mr. and Mrs. Lester Loraditch

525 Main St.Klamath Falls, OR 97601

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

WILLIAM P. HOEY AND DONNA SUE HOEY, hereinafter called
GRANTOR(S), convey(s) to LESTER LORADITCH AND KARAN LORADITCH,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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
\$41,750.00.

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 20th day of December, 1996.

William P. Hoey
WILLIAM P. HOEY

Donna Sue Hoey
DONNA SUE HOEY

STATE OF OREGON, County of Klamath)ss.

On December 20, 1996, personally appeared the above named
William P. Hoey and Donna Sue Hoey and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me:

Charles R. O'Connell
Notary Public for Oregon

My Commission Expires: April 10, 2000

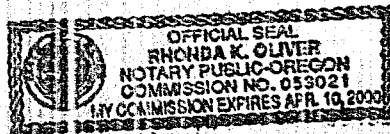


EXHIBIT "A"

That portion of Lots 9 and 10, EMPIRE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 10, EMPIRE TRACTS; thence North along the East line of Lot 10, 90 feet; thence West at right angles 142 feet more or less, to the West line of said Lot 9, EMPIRE TRACTS; thence South along the West line of said Lot 9 to the Southwest corner of said Lot 9; thence East 142 feet to the place of beginning.

CODE 41 MAP 3809-35CC TL 4400

STATE OF OREGON : COUNTY OF KLAMATH :

Filed for record at request of Aspen Title & Escrow the 20th day
of December A.D., 19 96 at 11:41 o'clock A. M. and duly recorded in Vol. M96
of Deeds on Page 39576

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross