



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01045662

AFTER RECORDING RETURN TO:
D & S PROPERTIES1041 Wild Plum Dr.
Klamath Falls, Ore. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow

on this 23rd day of December A.D., 1996
at 3:42 o'clock P.M. and duly recorded
in Vol. 196 of Deeds Page 39768

Bernetha G. Letsch County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

JACKLYN LEOLA THORP, hereinafter called GRANTOR(S), convey(s) to
D & S PROPERTIES, a Partnership, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lots 21 and 22, Block 13 of INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-338A, Tax Lot 14900

"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, Contract in favor of
Allie Mae Bray, recorded January 2, 1996 in Book M-96, Page 15,
Microfilm Records, Klamath County, Oregon, which Contract the
Grantee herein agrees to assume and pay according to the terms
and conditions 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
\$27,141.42.

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 21st day of December, 1996

Jacklyn Leola Thorp
JACKLYN LEOLA THORP

STATE OF OREGON, County of Klamath)ss.

On December 23, 1996, personally appeared Jacklyn Leola
Thorp 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

