

97 JAN -8 P3:06



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045705  
AFTER RECORDING RETURN TO:

MR. AND MRS. BRYAN CARPENTER

5907 ALVA AVENUEKLAMATH FALLS, OREGON 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Aspen Title & Escrow  
on this 8th day of January A.D. 19 97  
at 3:06 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 551  
Bernetha G. Letseh County Clerk  
By Kathleen Kasa Deputy.

Fee, \$30.00

PHILIP N. SHERIDAN AND KARON L. SHERIDAN, hereinafter called  
GRANTOR(S), convey(s) to BRYAN S. CARPENTER AND GAIL E.  
CARPENTER, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 34, FIRST ADDITION TO SPORTSMAN PARK, in the County of  
Klamath, State of Oregon. TOGETHER WITH that portion of  
vacated Lookout Lane which is adjacent to Lot 34, vacated May  
16, 1957 in Book 291 at Page 631, Deed Records of Klamath  
County, Oregon.

CODE 8 MAP 3606-3CB TAX LOT 6000

"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  
\$3,000.00.

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 8th day of January, 1997.

Philip N. Sheridan  
PHILIP N. SHERIDAN

Karon L. Sheridan  
KARON L. SHERIDAN

STATE OF OREGON )  
 ) ss.  
County of Klamath )

The foregoing instrument was acknowledged before me this 7th  
day of January, 1997, by Philip N. Sheridan and Karon L.  
Sheridan.

Before me: Rhonda K. Oliver  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

