



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045744

AFTER RECORDING RETURN TO:

DONALD R. WHITAKER

ROSEMARY WHITAKER

5835 DELAWARE AVE
KLAMATH FALLS OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 17th day of January A.D., 1997
at 3:31 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 1601

Bernetha G. Letsch, County Clerk

Fee \$30.00

By Kathleen Ross

Deputy

KEITH E. ALLEN and MARIAN G. ALLEN, hereinafter called
GRANTOR(S), convey(s) to DONALD R. WHITAKER and ROSEMARY
WHITAKER, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 75, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR, in the County of Klamath, State of Oregon.

Code 1 Map 3809-34CB TL 2400

N.R.W.
Q.W.

"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
\$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 16th day of January, 1997.Keith E. Allen
KEITH E. ALLENMarian G. Allen
MARIAN G. ALLEN

STATE OF OREGON, County of Klamath)ss.

On January 17, 1997, personally appeared the above named KEITH
E. ALLEN and MARIAN G. ALLEN and acknowledged the foregoing
instrument to be their voluntary act and deed.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997