

33143



97 FEB 21 AM 11:18

Vol. 1197 Page 5122

WARRANTY DEED

ATC NO 03045848
 AFTER RECORDING RETURN TO:
 DENNIS & LESLIE DAVENPORT

5230 Sturdivant
 Klamath Falls, OR 97603

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

FORDUS J. FRALEY and SANDRA L. BARRON, formerly known as SANDRA L. FRALEY, hereinafter called GRANTOR(S), convey(s) to DENNIS S. DAVENPORT and LESLIE S. DAVENPORT, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 57, LAMRON HOMES, in the County of Klamath, State of Oregon. TOGETHER WITH a strip of land 15 feet wide adjacent to and parallel with the South boundary of Lot 57, Lamron Homes.

CODE 41 MAP 3909-11DC TL 8800

"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 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 \$94,000.00.

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 20th day of February, 1997.

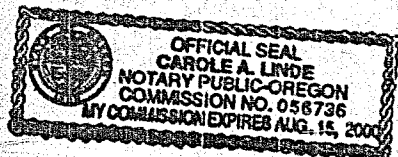
Fordus J. Fraley
 FORDUS J. FRALEY

Sandra L. Barron
 SANDRA L. BARRON

STATE OF OREGON, County of Klamath)ss.

On February 20, 1997, personally appeared FORDUS J. FRALEY and SANDRA L. BARRON who acknowledged the foregoing instrument to be their voluntary act and deed.

Carole A. Linde
 Notary Public for Oregon
 My Commission Expires: August 15, 2000.



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day of February A.D., 19 97 at 11:18 o'clock P M., and duly recorded in Vol. M97 of Deeds on Page 5122

FEE \$30.00

by *Bernetha G. Leisch* County Clerk
Kathleen Ross