

33902

97 MAR -5 P3:58

Vol. M97 Page 6618STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045830

AFTER RECORDING RETURN TO:

Mr. Leonard R. Harris

PO Box 1028
2 Falls Dr 97601

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

Aspen Title & Escrow
 on this 5th day of March A.D., 1997
 at 3:58 o'clock P. M. and duly recorded
 in Vol. M97 of Deeds Page 6618

Bernetha G. Letsch, County Clerk

By Kathleen Rose
 Fee \$30.00 Deputy.

BARBARA F. UNIVE, hereinafter called GRANTOR, convey(s) to
 LEONARD R. HARRIS, hereinafter called the GRANTEE, all that
 real property situated in the County of Klamath, State of
 Oregon, described as:

Lot 16 in Block 125 of MILLS ADDITION TO THE CITY OF KLAMATH
 FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AD, Tax Lot 2900

"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, Trust Deed, including
 the terms and provisions thereof dated August 19, 1986, and
 recorded August 26, 1986 in Book M-86, Page 15394, Mortgage
 Records of Klamath County, Oregon, in favor of Evelyn D. Hall
 and Iva Lee Ridgley, each as to an undivided 1/2 interest,
 which Trust Deed the Grantee herein agrees to assume and pay
 according to the terms and conditions contained therein and the
 last installment owing on the 1996-'97 real property taxes,
 which Grantee herein agrees to pay when due and before same
 become delinquent.,

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
 \$23,313.31.

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 11th day of February, 1997.

Barbara F. Unive
 BARBARA F. UNIVE

STATE OF OREGON, County of Klamath)ss.

On February 11, 1997, personally appeared Barbara F. Unive,
 who acknowledged the foregoing instrument to be her voluntary
 act and deed.

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

