

35653



Vol. 1797 Page 10429

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046033
AFTER RECORDING RETURN TO:

MR. AND MRS. TIMOTHY DENDAUM
5210 WOCUS Rd.
KLAMATH FALLS, OR 97603

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

WESTERN HOMES, INC. hereinafter called GRANTOR(S), convey(s) to
TIMOTHY A. DENDAUM AND LAURIE A. DENDAUM, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 \$72,500.00.

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 4TH day of April, 1997.

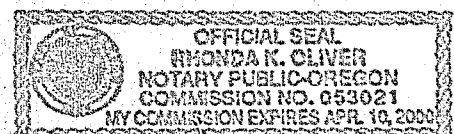
WESTERN HOMES, INC.

BY: Cathy King Pres.

STATE OF OREGON)
)ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 4th
day of April, 1997, by Cathy King of Western
Homes, Inc., a Oregon corporation, on behalf of the corporation.

Before me: [Signature]
Notary Public for Oregon
My commission expires: April 10, 2000



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EXHIBIT "A"

A tract of land situated in the S 1/2 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89 degrees 49' West a distance of 489.5 feet along the quarter section line and South 6 degrees 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1,560.5 feet from the iron pin marking the center quarter corner of said Section 7; thence continuing South 6 degrees 02' West along the Westerly right of way line of said highway a distance of 180 feet; thence North 89 degrees 49' West parallel to said quarter section line a distance of 242 feet; thence North 6 degrees 02' East parallel with the Westerly right of way line of said highway a distance of 180 feet; thence South 89 degrees 49' East parallel with said quarter section line a distance of 242 feet; more or less, to the point of beginning.

CODE 190 MAP 3809-7CO TL 3500

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of April A.D. 19 97 at 3:22 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 10429

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross