

35774

'97 APR 10 AM 1:20

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STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC NO 03046125
AFTER RECORDING RETURN TO:
JOHN P. REINAS
1012 Main Street
Klamath Falls, OR 97603

Aspen Title & Escrow
on this 10th day of April A.D. 1997
at 11:20 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 10645

Bernetha G. Leisch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy

JACK DAVIS, hereinafter called GRANTOR(S), convey(s) to JOHN P. REINAS, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The West 3 feet of Lot 31 and All of Lot 30, RESUBDIVISION OF TRACTS B & C, FRONTIER TRACTS, in the County of Klamath, State of Oregon.

CODE 78 MAP 3606-9DA TL 2201

(B) "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 \$35,000.00.

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 4th day of April, 1997.

Jack Davis
JACK DAVIS

STATE OF OREGON, County of Klamath)ss.

On April 4, 1997, personally appeared JACK DAVIS who acknowledged the foregoing instrument to be his voluntary act and deed.

Charles A. Linde
Notary Public for Oregon

My Commission Expires: August 15, 2000.

