

36056

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97 APR 15 P3:37

RETURN RECORDED DOCUMENT TO:
Umpqua Title & Escrow Services
PO Box 1609
Roseburg, OR 97470
Escrow No. 34044

SEND TAX STATEMENTS TO:
GRANTEE:

15534 Fishhole Creek Rd
Clay, OR 97622

ATC: 04045369

WARRANTY DEED - STATUTORY FORM

GRANTOR:
JAMES C. DAVIS.

GRANTEE:
KENT D. ARMER and CONNIE M. ARMER, husband and wife; TIMOTHY A. DAVIES and DEBORAH D. DAVIES, husband and wife

Grantor conveys and warrants to Grantee the following described real property free of encumbrances except as specifically set forth herein situated KLAMATH County, Oregon, to wit:

The said property is free from encumbrances except RIGHTS OF THE PUBLIC, ASSESSMENTS, RESERVATION OF ONE-HALF MINERAL RIGHTS, EASEMENTS OF RECORD

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 30.930.

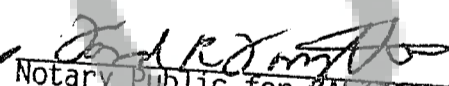
The true consideration for this conveyance is \$40,000.00. (Here comply with the requirements of ORS 93.030)

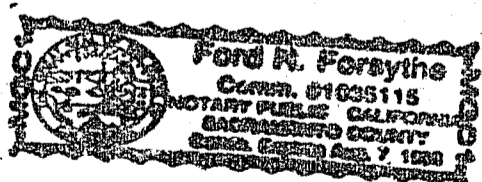
Dated this 27 day of JAN, 1997


JAMES C. DAVIS

State of CALIFORNIA, County of SACRAMENTO) ss.

This instrument was acknowledged before me on 27 January, 1997, by JAMES C. DAVIS.


Notary Public for CALIFORNIA
My commission expires 7 AUG 1998



11245

EXHIBIT 'A'

The 3 1/2 SW 1/4 NE 1/4 of Section 13, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 92 MAP 3714-1300 TL 1200

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of April A.D., 19 97 at 3:37 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 11244

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ryan