

37570

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'97 MAY 13 AM 11:42



WARRANTY DEED STATE OF OREGON, County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046183
 AFTER RECORDING RETURN TO:
 THOMAS J. SPENCE
 LAURA J. SPENCE
3811 Colorado Way
Klamath Falls OR 97603

Aspen Title & Escrow

on this 13th day of May A.D. 1997
 at 11:42 o'clock A.M. and duly recorded
 in Vol. M97 of Deeds Page 14572

Bernetha G. Letsch, County Clerk

By Kathleen Rosen Deputy

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS: Fee. \$30.00
 SAME AS ABOVE

CHRISTIAN H. EISMANN and BONNIE G. EISMANN, hereinafter called
 GRANTOR(S), convey(s) to THOMAS J. SPENCE and LAURA J. SPENCE,
 husband and wife, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

Lot 19, Block 7, Tract 1037, FIFTH ADDITION TO SUNSET VILLAGE,
 in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-123C TAX LOT 12200

"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
 \$108,500.00.

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 12th day of May, 1997.

Christian H. Eismann
 CHRISTIAN H. EISMANN

Bonnie G. Eismann
 BONNIE G. EISMANN

STATE OF OREGON, County of Klamath)ss.

On May 13, 1997, personally appeared Bonnie G. Eismann and
 Christian H. Eismann, who acknowledged the foregoing instrument
 to be their voluntary act and deed.

Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-01

