

38586

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97 JUL -2 P338

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03046316

AFTER RECORDING RETURN TO:
DANNY L. CARLTON
PATRICIA A. CARLTON4442 MONTROVIA WAY
KLAMATH FALLS, OR 97603

Aspen Title & Escrow

on this 2nd day of June A.D. 1997
at 3:38 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 16819

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross
Fee \$30.00 DeputyMARK A. DANIELS and KIMBERLY K. DANIELS, hereinafter called
GRANTOR(S), convey(s) to DANNY LEROY CARLTON and PATRICIA ANN
CARLTON, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 13, Block 18, Tract No. 1127, NINTH ADDITION TO SUNSET
VILLAGE, in the County of Klamath, State of Oregon.

Code 41 Map 3909-12CD-TL 3800

db fac
"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
\$143,000.00.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 27th day of May, 1997.Mark A. Daniels
MARK A. DANIELSKimberly K. Daniels
KIMBERLY K. DANIELS

STATE OF OREGON, County of Klamath)ss.

On May 30th, 1997, personally appeared the above named MARK A.
DANIELS and KIMBERLY K. DANIELS and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 5/31/98