



ATE 02046365  
WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ATE 02046365  
AFTER RECORDING RETURN TO:  
LESTER A. LORADITCH  
KARAN LORADITCH  
5662 LELAND DRIVE  
KLAMATH FALLS, OREGON 97603

Aspen Title & Escrow

on this 27th day of June A.D., 1997  
at 2:39 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 20101

Bernetha G. Letsch, County Clerk

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

By Kathleen Roen  
Fee, \$30.00 Deputy.

DONNA JEAN FILIPPE, PATRICIA ANN SPILLANE, DIANNA LYNN MURRAY,  
ALL AS TENANTS IN COMMON, GRANTOR(S), convey(s) to LESTER A.  
LORADITCH AND KARAN LORADITCH HUSBAND AND WIFE

hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

THE EAST 1/2 OF LOT 3, BLOCK 2, SUBDIVISION OF TRACTS 28 AND 3,  
HOMEDALE, IN THE COUNTY OF KLAMATH, STATE OF OREGON. EXCEPTING  
THEREFROM THE NORTHERLY 5 FEET CONVEYED TO KLAMATH COUNTY FOR  
THE WIDENING OF LELAND DRIVE BY INSTRUMENT RECORDED JULY 1, 1965  
IN BOOK 362 AT PAGE 561, DEED RECORDS OF KLAMATH COUNTY, OREGON.

CODE 41 MAP 3909-11AD TL 400

"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  
\$54,000.00.

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 JUNE 1997.

Donna Jean Filippe  
DONNA JEAN FILIPPE

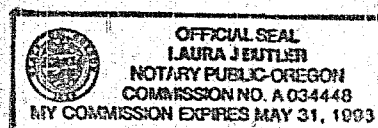
Dianna Lynn Murray  
DIANNA LYNN MURRAY

Patricia Ann Spillane  
PATRICIA ANN SPILLANE

STATE OF OREGON, County of Klamath)ss.

On JUNE 27, 1997, personally appeared DONNA JEAN FILIPPE, PATRICIA  
ANN SPILLANE AND DIANNA LYNN MURRAY who acknowledged the  
foregoing instrument to be their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 5/31/1998



97 JUN 27 P2:38