

'97 JUL -8 AIO:44



ASPEN TITLE ESCROW NO. 01046252

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:  
Mr. and Mrs. John A. Carter12889 Kennelwood Rd.  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Aspen Title & Escrow  
on this 8th day of July A.D., 1997  
at 10:44 o'clock A M. and duly recorded  
in Vol. M97 of Deeds Page 21047

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Deputy.

Fec, \$30.00

DENNIS D. JOSEPHSON and JUDY C. JOSEPHSON, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JOHN A. CARTER and  
SUZUKO CARTER, husband and wife, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

The East one-half of Lot 4, Block 30, HILLSIDE ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

Code 1, Map 3809-29DA, Tax Lot 9700

"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  
\$45,500.00.

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 2nd day of July, 1997.

Dennis D. Josephson  
DENNIS D. JOSEPHSON

Judy C. Josephson  
JUDY C. JOSEPHSON

STATE OF OREGON, County of Klamath)ss.

On July 3, 1997, personally appeared DENNIS D. JOSEPHSON  
and JUDY C. JOSEPHSON who acknowledged the foregoing instrument  
to be their voluntary act and deed.

Laura J. Butler  
Notary Public for Oregon

My Commission Expires: 5/31/98