

'97 JUL -9 10:50



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046446
AFTER RECORDING RETURN TO:

WILLIAM L. BRADFORD

MARILYN A. BRADFORD

1680 Wed. Cir.
Klamath Falls, Or 97601Aspen Title & Escrowon this 9th day of July A.D., 1997at 10:50 o'clock A M. and duly recordedin Vol. M97 of Deeds Page 21224

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross
Fec. \$30.00

Deputy:

LEE A. VAN WINKLE, hereinafter called GRANTOR(S), convey(s) to
WILLIAM L. BRADFORD AND MARILYN A. BRADFORD, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 2, Tract 1283, in the County of Klamath, State of Oregon.

CODE 38 MAP 3908-12DA TAX LOT 1900

ms web

"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
\$18,900.00.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 3rd day of July, 1997.

LEE A. VAN WINKLE

STATE OF OREGON, County of Klamath)ss.

On July 7, 1997, personally appeared LEE A VAN WINKLE who
acknowledged the foregoing instrument to be HIS voluntary act
and deed

Notary Public for OREGON
My Commission Expires: APRIL 10, 2000