

41208

Vol. 1997 Page 22528

'97 JUL 17 AM 10:05

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

KENNETH I. KIGER
CARI L. KIGER
13086 Antler Road
Keno, Oregon 97627

Aspen Title & Escrow

on this 17th day of July A.D., 1997
 at 11:05 o'clock A. M. and duly recorded
 in Vol. M97 of Deeds Page 22528

Bernetha G. Letsch, County Clerk

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

By Kardian Ross
 Fee, \$30.00 Deputy.

DENNIS F. KOSTER, hereinafter called GRANTOR(S), convey(s)
 to KENNETH I. KIGER AND CARI L. KIGER HUSBAND AND WIFE, hereinafter called
 GRANTEE(S), all that real property situated in the County of,
 State of Oregon, described as:

Lot 4, Block 4, KLAMATH RIVER SPORTSMAN'S ESTATES, in the
 County of Klamath and State of Oregon.

"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
 \$93,348.00.

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 17th day of JULY 1997.

Dennis F. Koster
 DENNIS F. KOSTER

STATE OF OREGON, County of Klamath)ss.

On JULY 17, 1997, personally appeared DENNIS F. KOSTER who
 acknowledged the foregoing instrument to be HIS voluntary act
 and deed.

[Signature]
 Notary Public for OREGON
 My Commission Expires: 5/31/98

