

'97 JUL 22 AM 10:43



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046504

AFTER RECORDING RETURN TO:

D. L. EAYRS

5040 S.E. GladstonePortland, OR 97206UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

## Aspen Title &amp; Escrow

on this 22nd day of July A.D., 1997  
at 10:43 o'clock A.M. and duly recorded  
in Vol. M97 of Deeds Page 23035

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fee, \$30.00 DeputyJOHNNY A. SANDERS, hereinafter called GRANTOR(S), convey(s) to  
D. L. EAYRS hereinafter called the GRANTEE, all that real  
property situated in the County of Klamath, State of Oregon,  
described as:Lot 3, Block 65, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BA TAX LOT 7200

"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, Trust Deed, including  
the terms and provisions thereof dated October 14, 1993, and  
recorded October 14, 1993 in Book M-93, Page 26815, Mortgage  
Records of Klamath County, Oregon, in favor of Joe Thomas,  
wife, which Trust Deed the Grantees herein agree to assume and  
pay according to the terms and conditions contained therein.,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  
\$38,500.00.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 18th day of July, 1997.

  
JOHNNY A. SANDERS

STATE OF OREGON, County of Klamath)ss.

On July 21, 1997, personally appeared Johnny A. Sanders who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

  
Notary Public for Oregon  
My Commission Expires: April 10, 2000
