

'97 JUL 28 P3:40

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ASPEN TITLE ESCROW NO. 01046479

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

RICHARD A. ARNHOLT

2425 Altamont Dr. #9
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title

on this 28th day of July A.D. 1997
at 3:40 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 23989

Bernetha G. Letsch, County Clerk

By Deborah M. Mulendore

Fec. \$30.00

Deputy

LARRY E. REED, hereinafter called GRANTOR(S), convey(s) to
RICHARD A. ARNHOLT, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:Lot 44 in Block 8 of SPRAGUE RIVER VALLEY ACRES, in the County
of Klamath, State of Oregon.

Code 221, Map 3612-2A0, Tax Lot 1300

"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
\$6,000.00.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 7th day of July, 1997.Larry E. Reed
LARRY E. REEDSTATE OF ~~OREGON~~ ^{Nevada} County of ~~Klamath~~ ^{Washoe} ss.On July 25, 1997, personally appeared Larry E. Reed who
acknowledged the foregoing instrument to be his voluntary act
and deed.Alex Saldana
Notary Public for Oregon ^{Nevada}
My Commission Expires: ~~March 22, 2001~~
Dec. 15, 1999