

97 AUG -1 A9:16

ATC # 03046481

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ronald R. Lautt, Anna M. Lautt and Rhonda A. Lautt, hereinafter called Grantors, for the consideration hereinafter stated, to grantor paid by John R. Duran, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in lot 4 of Block 2, KENO WHISPERING PINES, a subdivision recorded in the official records of Klamath County, Oregon, and located in the NW 1/4 SW 1/4 of Section 6, T40S, R8E, W.M., being more particularly described as follows;

Beginning at a 1/2" iron rod marking the Northwest Corner of said Lot 4 from which the Northwest Corner of said NW 1/4 SW 1/4 bears N00°03'59"W, 300.14 feet; thence S00°03'59"E, 322.00 feet to a 1/2" iron rod marking the Southwest Corner of said lot 4; thence EAST on the South Line of said Lot 4, 203.00 feet to a 5/8" iron rod; thence N00°03'59"W parallel with the West Line of said Lot 4, 322.00 feet to a 5/8" iron rod on the North Line of said Lot 4, thence WEST on said North Line, 203.00 feet to the point of beginning containing 1.50 acres. CODE 105 MAP 4008-600 TL 1300. Assessors Account No. 150651. Subject to 1994-95 taxes which are a lien but not yet payable. Subject to the liens and assessments of fire patrol district, conditions, restrictions, easements and assessments of record.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$37,500.00.

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 30.930.

In Witness Whereof, the Grantors have executed this instrument this day of October, 1994.

Ronald R. Lautt
Ronald R. Lautt

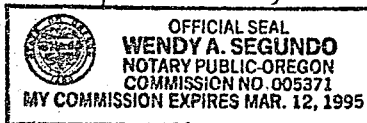
Anna M. Lautt
Anna M. Lautt

Rhonda A. Lautt
Rhonda A. Lautt

STATE OF OREGON)
) SS
 County of Multnomah)

This instrument was acknowledged before me on October 10, 1994, by
 Ronald R. Lauth.

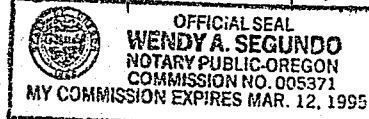
Wendy A. Segundo
 Notary Public for Oregon
 My Commission Expires:
county of Washington



STATE OF OREGON)
) SS
 County of Multnomah)

This instrument was acknowledged before me on October 10, 1994, by Anna
 M. Lauth.

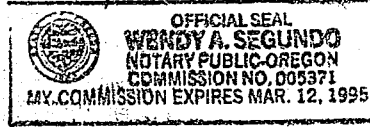
Wendy A. Segundo
 Notary Public for Oregon
 My Commission expires:
county of Washington



STATE OF OREGON)
) SS
 County of Multnomah)

This instrument was acknowledged before me on October 10, 1994, by
 Rhonda A. Lauth

Wendy A. Segundo
 Notary Public for Oregon
 My Commission Expires:
county of Washington



After recording, return to:

JOHN DURAN
PO BOX 440
KIMO, OR 97027

Until a change is requested,
 mail tax stmts to:

SAME

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Aspen Title & Escrow

on this 1st day of August A.D., 1997
 at 9:16 o'clock A. M. and duly recorded
 in Vol. M97 of Deeds Page 24854

Bernetha G. Letsch, County Clerk

By Kathleen Ross
 Fee, \$35.00 Deputy.