

44402

'97 AUG 29 P1:42

Vol. M97 Page 28492Aspen
TITLE & ESCROW, INC.ASPEN TITLE ESCROW NO. 05046492
AFTER RECORDING RETURN TO:MR. AND MRS. DWAYNE WALDEN
5201 WALTON DR.
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEWARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
on this 29th day of August A.D., 1997
at 1:42 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 28492
By Bernetha G. Letsch Deputy
Bernetha G. Letsch, County Clerk
Fee, \$30.00

HOWARD E. MC GEE, JR., hereinafter called GRANTOR(S), convey(s)
to DWAYNE D. WALDEN AND JANNA D. WALDEN, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Parcel 1 of Land Partition 17-90 situated in Lot 1, HOMEDALE,
being in the NW 1/4 NE 1/4 of Section 11, Township 39 South,
Range 9 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-11AB TAX LOT 1500

"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,

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
\$78,000.00.

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 28th day of August, 1997.

Howard E. Mc Gee, Jr.
HOWARD E. MC GEE, JR.

STATE OF OREGON, County of Klamath)ss.

On this 28th day of August, 1997,

Personally appeared the above named Howard E. Mc Gee, Jr. and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

