



'97 SEP -8 P3:40

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01046635

Filed for record at request of:

AFTER RECORDING RETURN TO:

DONALD V. COMBS

223 Lytton St.Klamath Falls, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow
on this 8th day of Sept. A.D. 1997
at 3:40 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 29355

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy.

LA VERNE L. FITZSIMMONS, hereinafter called GRANTOR(S),
convey(s) to DONALD V. COMBS, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot K in Block A, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DC, Tax Lot 9600

L.V.C.
"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
\$27,500.00.

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 8th day of September, 1997.

LaVerne L. Fitzsimmons
LA VERNE L. FITZSIMMONS

STATE OF OREGON, County of Klamath)ss.

On September 8, 1997, personally appeared LaVerne L.
Fitzsimmons who acknowledged the foregoing instrument to be her
voluntary act and deed.

Rhonda K. Oliver
Notary Public for Oregon

My Commission Expires: ~~March 22, 2001~~ April 19, 2000

