

'97 SEP 22 P3:46



ASPEN TITLE ESCROW NO. 01046659

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
EARL H. PERRY
SAMANTHA L. TOTTON
116 LEE AVENUE
MIDLAND, OR 97634

Aspen Title & Escrow
on this 22nd day of Sept. A.D. 1997
at 3:46 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 30961

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Ross
Fee, \$30.00 Deputy.

MR PATRICK M. WALSH AND JUDY ANN WALSH ALSO KNOWN AS JUDY A.
WALSH, hereinafter called GRANTOR(S), convey(s) to EARL H.
PERRY AND SAMANTHA L. TOTTON, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 12, of Tract No. 1038 and Lot 11, Tract no. 1038, a
resubdivision of Lots 10 thru 15 Block 1 of Midland Hills
Estates, in the County of Klamath, State of Oregon. EXCEPTING
THEREFROM a 50 foot strip contiguous to and parallel to the
Southeast line of Lot 11, also being the line between Lots 10
and 11.

CODE 162 MAP 4008-1AB TAX LOT 1200
CODE 162 MAP 4008-1AB 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, 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
\$116,900.00.

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 19th day of September, 1997.

Patrick M. Walsh
PATRICK M. WALSH

Judy Ann Walsh
JUDY ANN WALSH

STATE OF OREGON, County of Deschutes Klamath ss.

On 9-19-97, personally appeared the above named
PATRICK M. WALSH AND JUDY ANN WALSH and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Laurie A. Witty
Notary Public for Oregon
My Commission Expires: 7-26-98

