

97 OCT -2 P3:30



TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 01046739

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
MR. AND MRS. CLINTON J. PIERCE
01045 Washington
Klamath Falls, Ore. 97601

Aspen Title & Escrow

on this 2nd day of October A.D., 1997
at 3:30 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 32495

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

DON W. KRIDER AND DAISY L. KOZAK, hereinafter called
GRANTOR(S), convey(s) to CLINTON J. PIERCE AND CHERYL R.
PIERCE, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SECOND

Lot 15, Block 200, MILLS/ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TAX LOT 13700

"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
\$33,000.00.

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 1st day of October, 1997.

Don W. Krider

DON W. KRIDER

Daisy L. Kozak

DAISY L. KOZAK

STATE OF OREGON, County of Klamath)ss.

On October 1, 1997, personally appeared Don W. Krider who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

