

97 OCT 24 P3:38

WARRANTY DEED



ASPEN TITLE & ESCROW INC.  
 ESCROW # 02046611  
 AFTER RECORDING RETURN TO:  
 KENNETH L DOUGLAS  
 DEBORAH DOUGLAS  
 1874 Academy Street  
 Klamath Falls, Oregon 97601

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

MARJORIE L. SCHROEDER, hereinafter called GRANTOR(S), convey(s)  
 to KENNETH L DOUGLAS and DEBORAH L. DOUGLAS husband and wife  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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  
 \$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 17 day of September 1997.

*Marjorie L. Schroeder*  
 MARJORIE L. SCHROEDER

STATE OF OREGON, County of Clackamas )ss.

On September 17, 1997, personally appeared Marjorie L.  
 Schroeder who acknowledged the foregoing instrument to be her  
 voluntary act and deed.

*Shirley J. Bulfinch*  
 Notary Public For Oregon  
 My Commission Expires: 10/22/2000



## PARCEL 1:

Lot 3, Block 74, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## PARCEL 2:

Lots 10 and 11, Block 74, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## PARCEL 3:

The South 5 feet of Lot 1, Block 74, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BD TL 4300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day  
of October A.D. 19 97 at 3:38 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 35134.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Rothman 1122