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97 OCT 24 P3:38



WARRANTY DEED

Vol. M97 Page 35146

ASPEN TITLE ESCROW NO. 01046784

AFTER RECORDING RETURN TO:
Mr. and Mrs. Howard A. Phearson
P.O. Box 1377
Klamath Falls, OR 97601

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

DELMAR N. ANNING and MARY E. ANNING, husband and wife, hereinafter called GRANTOR(S), convey(s) and warrants to HOWARD A. PHEARSON and JUDITH A. PHEARSON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 2, 3, 4, 5, 6, 7 and 8 in Block 4 of CANAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-32AA, Tax Lots 2000 and 2100

H.A.P. "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 appaent 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 an equitable exchange.

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 23rd day of October, 1997.

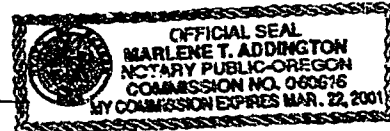
Delmar N. Anning
DELMAR N. ANNING

Mary E. Anning
MARY E. ANNING

STATE OF OREGON, County of Klamath)ss.

On October 24, 1997, personally appeared Delmar N. Anning and Mary E. Anning who acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001



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 35146

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross