

48378

97 NOV 10 NO 57

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WARRANTY DEED

ATC #03046965

AFTER RECORDING RETURN TO:

DONALD K. BIRES

4403 Shasta Way
Klamath Falls, OR 97603

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

JEREMIAH JOHNSON, hereinafter called GRANTOR(S), convey(s) and warrants to DONALD K. BIRES and AUDREY J. BIRES, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The East 415 feet of the North 1037.5 feet of Lot 5, Block 14, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

CODE 8 MAR 3313-2600 TL 100

A.T.C.
10-1-98

"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,

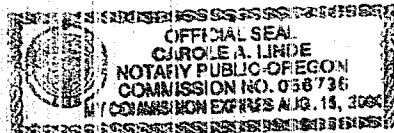
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$2,500.00.

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 10th day of November, 1997.

Jeremiah Johnson
JEREMIAH JOHNSON



STATE OF OREGON, County of Klamath) ss.

On November 10, 1997, personally appeared JEREMIAH JOHNSON who acknowledged the foregoing instrument to be his voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires August 15, 2000.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ASPEN TITLE the 10TH day
of NOV A.D., 19 97 at 10:57 o'clock A M., and duly recorded in Vol. 997
of DEEDS on Page 37065.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By *Bernetha G. Letsch*