

49440

'97 DEC -2 10:47

Vol. M97 Page 39283STATE OF OREGON, ss.  
WARRANTY DEED County of Klamath

Filed for record at request of:

ATC #03046923  
AFTER RECORDING RETURN TO:  
WENDY POWLESS  
2335 DARROW AVENUE  
KLAMATH FALLS, OR 97601

Aspen Title &amp; Escrow

on this 2nd day of December A.D., 1997  
at 10:47 o'clock A.M. and duly recorded  
in Vol. M97 of Deeds Page 39283  
Bernetha G. Letsch, County Clerk

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

Fee, \$30.00

Deputy

By Kathleen Rose

AARON POWLESS, hereinafter called GRANTOR(S), convey(s) to  
WENDY MARIE POWLESS, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

The West 48 feet of Lot 559, Block 120, MILLS ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

CODE 1 MAP 3809-33AD TL 18300

"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."

*WMP*  
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, Trust Deed, including  
the terms and conditions thereof, recorded January 13, 1994, in  
Book M-94, Page 1344, Mortgage Records of Klamath County,  
Oregon, in favor of R.A. Coffman 1991 Revocable Trust, which  
Trust Deed the Grantees herein DO NOT agree to assume and pay  
and Grantors hereby hold Grantees harmless therefrom, and  
Grantors herein warrant that this Trust Deed will be paid in  
full prior to or at the time of payment in full of the Trust  
Deed between Grantor and Grantee herein which is being recorded  
immediately subsequent to the recording of this Deed.,

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  
\$50,000.00.

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 2nd day of December, 1997.

Aaron Powless  
AARON POWLESS

STATE OF OREGON, County of Klamath)ss.  
On December 2, 1997, personally appeared Aaron Powless who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Carol A. Orndice  
Notary Public for Oregon  
My Commission Expires: August 15, 2000.

