

49964

Vol. 1111 Page 40338
**Aspen**  
 TITLE & ESCROW, INC.

'97 DEC 11 P3:13

ATC 02047001

WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

 AFTER RECORDING RETURN TO:  
 GEORGE E. BUCKINGHAM JR.  
 JUDY L. BUCKINGHAM  
 34277 OREGON SHORES DRIVE  
 CHILOQUIN, OREGON 97624

 UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE
Aspen Title & Escrow
 on this 11th day of December A.D., 1997  
 at 3:13 o'clock P.M. and duly recorded  
 in Vol. M97 of Deeds Page 40338

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy

 KRAIG B. WEIDER and LINDA L. WEIDER husband and wife,  
 hereinafter called GRANTOR(S), convey(s) and warrants to GEORGE  
 E. BUCKINGHAM JR. and JUDY L. BUCKINGHAM husband and wife,  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of KLAMATH, State of Oregon, described as:

 LOT 24, BLOCK 21, TRACT NO. 1113, OREGON SHORES-UNIT 2, IN THE  
 COUNTY OF KLAMATH, STATE OF OREGON.

CODE 118 MAP 3507-18DB TL 3600

 "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  
 \$153,000.00.

 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 11<sup>th</sup> day of December 1997.

Kraig B. Weider  
 KRAIG B. WEIDER

Linda L. Weider  
 LINDA L. WEIDER

STATE OF OREGON, County of Klamath)ss.

 On December 11<sup>th</sup>, 1997, personally appeared Kraig B. Weider and  
 Lindda L. Weider who acknowledged the foregoing instrument to  
 be their voluntary act and deed.

[Signature]  
 Notary Public for Oregon  
 My Commission Expires: 5/31/98
