



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ATC 303046974

AFTER RECORDING RETURN TO:

DANIEL M. COMFORT

440 Adams
Klamath Falls, Or. 97601

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

D & S PROPERTIES, a Partnership consisting of Gerrit A. DeGroot, Ronald J. Sumner, Ben DeGroot and Arie C. DeGroot, hereinafter called GRANTOR(S), convey(s) and warrants to DANIEL M. COMFORT, as his sole and separate property, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 21 and 22, Block 13, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BA TL 14900

WC. "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 \$55,000.00.

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 17th day of December, 1997.

D & S PROPERTIES

BY: 

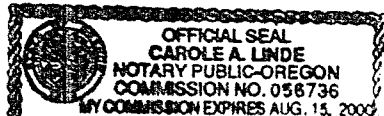
STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 17th day of December, 1997, by Gerrit A. DeGroot, partner (or agent), on behalf of D & S PROPERTIES, a partnership.

Before me: Carole A. Linde
 Notary Public for Oregon
 My commission expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day of December A.D., 19 97 at 11:35 o'clock A M., and duly recorded in Vol. M97 of Deeds on Page 41421.

FEE \$30.00

By Bernetha G. Letsch County Clerk
Kaduna Rose