

50897



'97 DEC 31 AM 1:03

Vol. M97 Page 42507

## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow Inc.  
Escrow # 01047097  
AFTER RECORDING RETURN TO:  
Dewayne E. KeysPatricia O. Keys  
39555 Madoc Point Rd.  
Chiloquin, Ore. 97264UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEAspen Title & Escrowon this 31st day of December A.D., 1997  
at 11:03 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 42507

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

DAVID EINAR RUSTH AND CARLA J. RUSTH husband and wife,  
hereinafter called GRANTOR(S), convey(s) and warrants to  
DEWAYNE E. KEYS and PATRICIA O. KEYS husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:A parcel of land lying in the N 1/2 N 1/2 NW 1/4 of Section 34,  
Township 35 South, Range 7 East of the Willamete Meridian, in  
the County of Klamath, State of Oregon, described as follows:Beginning at an iron rod marking the Southwest corner of said N  
1/2 N 1/2 NW 1/4 and running; thence Easton the South line of  
said tract 660 feet; thence North parallel to the West line of  
said Section 34, 330 feet; thence West parallel to the South  
line of said N 1/2 N 1/2 NW 1/4 660 feet to the West line of  
said Section 34; thence South along said West line 330 feet to  
the point of beginning.

Code 118, Map 3507-3400 TL 400

"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,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  
\$45,000.00.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 30th day of December, 1997.David Einar Rusth  
David Einar RusthCarla J. Rusth  
Carla J. RusthSTATE OF OREGON )  
) ss.  
County of Klamath )The foregoing instrument was acknowledged before me this 30th  
day of December, 1997, by David Einar Rusth and Carla J. Rusth.Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 5/31/98