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ASPEN TITLE &amp; ESCROW COMPANY, INC

P.08

## WARRANTY DEED

ATC # 47096  
020

AFTER RECORDING RETURN TO:  
ROBERT C. SHERIDAN  
BARBARA J. KAYLOR-SHERIDAN  
423 Pelican Street  
Klamath Falls, Oregon 97601

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

WILMA V. HALAAS and DWAIN C. EPPS not as tenants in common but with t  
right of survivorship, hereinafter called GRANTOR(S), convey(s) and  
warrants to ROBERT C. SHERIDAN and BARBARA J.  
KAYLOR-SHERIDAN husband and wife  
hereinafter called GRANTEE(S), all that real property situated in the C  
of Klamath, State of Oregon, described as:

Lot 3 and the East 1/2 of Lot 4, Block 27, Buena Vista Addition  
to the City of Klamath Falls, in the County of Klamath, State  
of Oregon.

Code 1 Map 3809-19DC T1 500

"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  
\$104,900.00.

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 26<sup>th</sup> day of December 1997

X Wilma Halaas by Dwain C. Epps X Dwain C. Epps  
WILMA V. HALAAS BY DWAIN C. EPPS DWAIN C. EPPS  
HER ATTORNEY-IN-FACT

*her attorney in fact*



Canton de Fribourg

**COMMUNE  
DE  
MONTBOVON**

1835 Montbovon, le

26 décembre 1997- 19

**42690**

ATTESTATION D'AUTHENTICITE

Je, soussigné, secrétaire communal à Montbovon, atteste l'authenticité de la signature apposée, en ma présence, par Monsieur EPPS Dwain, sur les formulaires suivants :

- a) Warranty DEED
- b) OWNER'S AFFIDAVIT

Ainsi fait à Montbovon, canton de Fribourg, SUISSE, le 26 décembre 1997.

Certifié authentique :

Le Secrétaire communal :



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day  
of December A.D., 19 97 at 3:37 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 42689

Bernetha G. Letsch, County Clerk

By Douglas M. Henderson

FEE \$35.00