



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01047205

Filed for record at request of:

AFTER RECORDING RETURN TO:

ANESTI N. AUDEH

7255 South Sixth
Klamath Falls, OR 97601

Aspen Title & Escrow

on this 2nd day of February A.D. 1998
at 3:08 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 3234

Bernetha G. Leisch, County Clerk

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

By Kathleen Rose
Fee: \$30.00

Deputy

GEORGE V. DUGAN and MARJORIE H. DUGAN, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to ANESTI
N. AUDEH and NADIA I. AUDEH, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 6 through 10, inclusive, in Block 97, of KLAMATH ADDITION
to the City of Klamath Falls, County of Klamath, State of
Oregon.

Tax Account No. 001-3809-032AD-07500 Key No. 477424

"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
\$65,000.00.

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 29th day of January, 1998.

George V. Dugan
GEORGE V. DUGAN

Marjorie H. Dugan
MARJORIE H. DUGAN

STATE OF CALIFORNIA, County of Riverside) ss.

January 30th, 1998, before me, MARIA L ALVARADO,
personally appeared GEORGE V. DUGAN and MARJORIE H. DUGAN,
~~personally known to me (or~~ proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized
capacity(ies), and that by ~~his/her/their~~ signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Maria L Alvarado
My commission expires: 12/99

