

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

AFTER RECORDING RETURN TO:

Filed for record at request of:

ATC # 2047228

Christopher A. Newton
5633 Independence
Klamath Falls, Oregon 97603

Aspen Title & Escrow
on this 20th day of February A.D., 1998
at 2:56 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 5539
Fee: \$30.00 By Kathleen Rose
Bernetha G. Letsch, County Clerk
Deputy

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

MARK D. SHORT and TINA L. SHORT husband and wife, hereinafter
called GRANTOR(S), convey(s) and warrants to
CHRISTOPHER A. NEWTON

CHRISTOPHER A. NEWTON, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 4, Block 11, FAIRVIEW ADDITION NO. 2, TO THE CITY OF
KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-29CA TL 8100

"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
\$31,000.00.

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 February 1998.

x Mark D. Short
MARK D. SHORT

x Tina L. Short
TINA L. SHORT

STATE OF NEVADA County of CLARK)ss.

On February 17th, 1998, personally appeared Mark D. Short and
Tina L. Short who acknowledged the foregoing instrument to be
their voluntary act and deed.

Pamela C. Gray
Notary Public for NEVADA
My Commission Expires: 3-1-99

