



54962

ATC #02047331

'98 MAR 20 P1:54

Vol. 198 Page 8976

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
BRIAN D. EMMEN  
1170 Eagle Court  
Klamath Falls, Oregon 97601

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

ERVLE O. BIVENS and CORAZON E. BIVENS husband and wife,  
hereinafter called GRANTOR(S), convey(s) and warrants to BRIAN  
D. EMMEN hereinafter called GRANTEE(S), all that real property  
situated in the County of KLAMATH, State of Oregon, described  
as:

LOT 13, BLOCK 5, FIRST ADDITON TO LYNNEWOOD, TRACT NO. 1140 IN  
THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3803-25DC TL 2900

"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  
\$127,000.00.

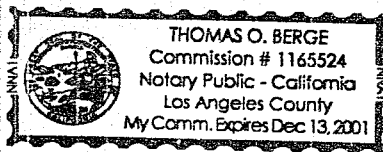
In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 13 day of March 1998.

X Erville O. Bivens  
ERVLE O. BIVENS

X Corazon E. Bivens  
CORAZON E. BIVENS

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.



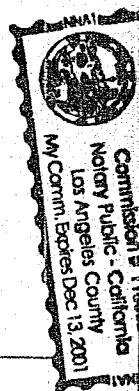
On 3/13/98 before me,  
Thomas O. Borge, personally appeared  
ERVLE O. BIVENS + CORAZON E. BIVENS

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) X 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 Thomas O. Borge

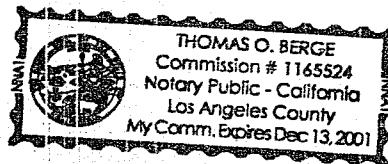
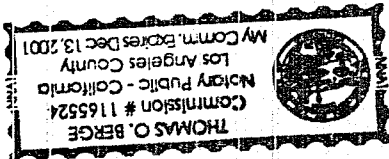
Continued on next page



WARRANTY DEED  
PAGE 2

8977

My commission expires: 12/13/2001



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
of March A.D., 19 98 at 1:54 o'clock P. M., and duly recorded in Vol. 198  
of Deeds on Page 8976.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ryan

