

56629

'98 APR 17 P3:18

Vol. M98 Page 12890

**Aspen**  
TITLE & ESCROW, INC.

## WARRANTY DEED

ATC #03047265  
AFTER RECORDING RETURN TO:  
DONNA ELLIOT  
4239 FRIEDA AVENUE  
KLAMATH FALLS, OR 97603

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

BRENDA K. NEWTON and KEDRICK D. DAVIS, hereinafter called  
GRANTOR(S), convey(s) and warrants to DONNA ELLIOT, as a single  
woman, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Lot 3, EMPIRE TRACTS, in the County of Klamath, State of Oregon.  
CODE 41 MAP 3809-35CC TL 1100

DE "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 19th day of February, 1998.

Brenda K. Newton  
BRENDA K. NEWTON

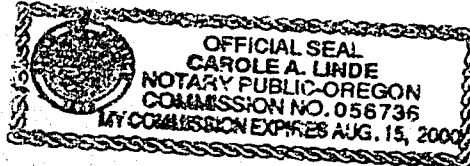
Kedrick D. Davis  
KEDRICK D. DAVIS

STATE OF OREGON, County of Klamath)ss.

On February 19, 1998, personally appeared BRENDA KAY NEWTON  
and KEDRICK D. DAVIS who acknowledged the foregoing instrument  
to be their voluntary act and deed.

Carole A. Linde  
Notary Public for Oregon

My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day  
of April A.D., 19 98 at 3:18 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 12890

FEE \$30.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross