

58969


Aspen
 TITLE & ESCROW, INC.

'98 MAY 29 P3:24

Vol. M98 Page 18325

WARRANTY DEED

AFTER RECORDING RETURN TO:

ATC # 0507579

LEE VAN WINKLE

7350 SOUTHSIDE BYPASS

KLAMATH FALLS, OR 97603

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

 LORA H. GRAY AND GEORGE L. NERIDA, hereinafter called
 GRANTOR(S), convey(s) and warrants to LEE A. VAN WINKLE,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

 LOT 85, CASITAS, in the County of Klamath, State of Oregon,
 EXCEPTING THEREFROM the Northerly 12 feet.

CODE 41 MAP 3909-10CD TL 7000

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
 \$19,000.00.

 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 27TH day of MAY, 1998.

 Lora H. Gray
 LORA H. GRAY

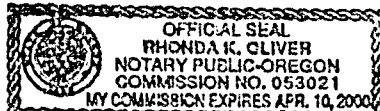
 George L. Nerida
 GEORGE L. NERIDA

STATE OF OREGON, County of Klamath)ss.

 On May 26, 1998, personally appeared George L. Nerida who
 acknowledged the foregoing instrument to be his voluntary act
 and deed, and on May 27, 1998 personally appeared Lora H. Gray
 who acknowledged the foregoing instrument to be her voluntary
 act and deed.

Notary Public for Oregon

My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

 Filed for record at request of Aspen Title & Escrow the 29th day
 of May A.D., 1998 at 3:24 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 18325.

FEE \$30.00

 By Bernetha G. Letsch, County Clerk
 Bernetha G. Letsch, County Clerk