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98 JUN 16 AM 11:32
ATC# 02047886

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WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE & ESCROW INC.
ESCROW # 02047886
AFTER RECORDING RETURN TO:
PAUL H. CHRISTIANSON
NANCY LEE CHRISTIANSON
2761 WIARD STREET
KLAMATH FALLS, OREGON 97603

Aspen Title & Escrow

on this 16th day of June A.D., 1998
at 11:32 o'clock A. M. and duly recorded
in Vol. 198 of Deeds Page 20569

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Row
Fee, \$30.00

Deputy

LESTER A. LORADITCH AND KARAN LORADITCH HUSBAND AND WIFE,
hereinafter called GRANTOR(S), convey(s) and warrants to PAUL
H. CHRISTIANSON AND NANCY LEE CHRISTIANSON HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:The South 62 feet of Tract 32, BAILEY TRACTS, in the County of
Klamath, State of Oregon.

Code 41 Map 3909-2DC TL 4900

"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
\$53,000.00.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 15 day of JUNE 1998.Lester A. Loraditch
LESTER A. LORADITCHKaran Loraditch
KARAN LORADITCH

STATE OF OREGON, County of Klamath)ss.

On JUNE 15, 1998, personally appeared LESTER A. LORADITCH AND
KARAN LORADITCH who acknowledged the foregoing instrument to be
their voluntary act and deed.Laura J. Butler
Notary Public for Oregon
My Commission Expires: May 31, 2002