



## WARRANTY DEED

ATC # 01047828

ASPEN TITLE ESCROW NO. 01047828

AFTER RECORDING RETURN TO:

Mr. and Mrs. Lonnie L. Robinson

1514 Etna StreetKlamath Falls, OR. 97603

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

ROBERT D. DECKER and DIONNE DECKER, who acquired title as  
Dionne Mc Reynolds, husband and wife, hereinafter called  
GRANTOR(S), convey(s) and warrants to LONNIE L. ROBINSON and  
LYDIA L. ROBINSON, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

2L  
12  
"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  
\$61,000.00.

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 June, 1998.

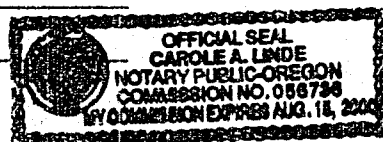
Robert D. Decker  
ROBERT D. DECKER

Dionne Decker  
DIONNE DECKER

STATE OF OREGON, County of Klamath)ss.

On June 19, 1998, personally appeared the above named Robert  
D. Decker and Dionne Decker, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: Carole A. Linde  
Notary Public for Oregon  
My Commission Expires: 8/15/00



21425-A

## EXHIBIT "A"

All that portion of Lot 13, EMPIRE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of Garden Tracts; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said Empire Tracts; thence West along the South line of Lots 10 and 9 of Empire Tracts, 142 feet; thence South along the West line of said Lot 13, Empire Tracts 129.3 feet to the place of beginning.

CODE 41 MAP 3809-35CC TL 4300

STATE OF OREGON,  
County of Klamath ss.

8 Filed for record at request of:

Aspen Title & Escrow

on this 19th day of June A.D., 1998  
at 3:18 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 21425

Bernetha G. Letsch, County Clerk

By

Kathleen Ross

Fee, \$55.00

Deputy.