

'98 JUL 14 P3:51



WARRANTY DEED
ATC# 05047732

ASPEN TITLE ESCROW NO. 05047732

AFTER RECORDING RETURN TO:

Mr. Charles R. Green

P.O. Box 68

Keno, OR 97627

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

DAVID D. PATRICK AND MARY J. PATRICK, hereinafter called
GRANTOR(S), convey(s) to CHARLES R. GREEN AND SHIRLEY A. GREEN,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 5, Block 19, SECOND ADDITON TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

CODE 21 MAP 3908-30C0 TL 700

CRH
SLD
"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, 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
\$75,000.00.

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 12th day of July, 1998.

DAVID D. PATRICK

MARY J. PATRICK

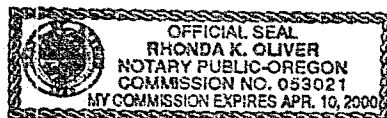
STATE OF OREGON, County of Klamath)ss.

On July 14th, 1998, personally appeared the above named DAVID D.
PATRICK AND MARY J. PATRICK and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

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 14th day
of July A.D., 19 98 at 3:51 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 25301

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross