



TITLE & ESCROW, INC. ATC 02048101

WARRANTY DEED

ATC 48101

ASPEN TITLE ESCROW NO. 02048101  
AFTER RECORDING RETURN TO:  
EDWARD JAMES GRAY  
TAMARA LYNN GRAY  
1335 SHADOW LANE  
KLAMATH FALLS, OREGON 97603

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

ROBERT D. DAMUTH AND JUANITA M. DAMUTH husband and wife  
hereinafter called GRANTOR(S), convey(s) to EDWARD JAMES GRAY  
and TAMARA LYNN GRAY, 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 . . . . .

"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, Contract including  
the terms and conditions thereof recorded May 17, 1993 in Book  
M-93 at Page 11080 re-recorded October 24, 1995 in Book M-95 at  
Page 29067 and assigned by instrument recorded October 20, 1995  
in Book M-95 at Page 28756, deed records of Klamath County  
Oregon, which Contract the Grantees herein DO NOT agree to  
assume and pay and Grantors hereby hold Grantees harmless  
therefrom, and Grantors herein warrant that this Contract will  
be paid in full prior to or at the time of payment in full of  
the Trust Deed between Grantor and Grantee which is being  
recorded immediately subsequent to the recording of this Deed,  
AND Trust Deed, including the terms and conditions thereof,  
recorded October 13, 1995 in Book M-95 at Page 28758, Mortgage  
Records of Klamath County, Oregon, in favor of Foreste C. May  
and Rodney Dean May wife and husband with full rights of  
survivorship, which Trust Deed the Grantees herein DO NOT agree  
to assume and pay and Grantors hereby hold Grantees harmless  
therefrom, and Grantors herein warrant that this Trust Deed  
will be paid in full prior to or at the time of payment in full  
of the Trust Deed between Grantor and Grantee herein which is  
being recorded immediately subsequent to the recording of this  
Deed.,

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  
\$92,500.00.

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 28th day of July, 1998.

ROBERT D. DAMUTH

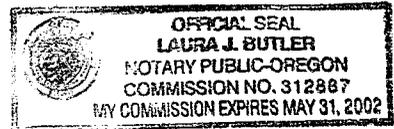
JUANITA M. DAMUTH

27749

WARRANTY DEED  
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STATE OF OREGON, County of Klamath)ss.  
On July 28, 1998, personally appeared Robert D. Damuth and  
Juanita M. Damuth who acknowledged the foregoing instrument to  
be their voluntary act and deed.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: ~~March 22, 1997~~ 5/31/2002  
JA



## EXHIBIT "A"

## PARCEL 1:

A tract of land in Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 55' East a distance of 647.2 feet and North 63 degrees 21' West a distance of 657.1 feet from the iron pin which marks the Southeast corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, and running thence: continuing North 63 degrees 21' West a distance of 75 feet to an iron pin; thence South 26 degrees 39' West a distance of 282 feet to an iron pin; thence South 63 degrees 21' East a distance of 75 feet to a point; thence North 26 degrees 39' East a distance of 282 feet, more or less, to the point of beginning.

## PARCEL 2:

A tract of land in Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 55' East a distance of 647.2 feet and North 63 degrees 21' West a distance of 582.1 feet from the iron pin which marks the Southeast corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, and running thence: continuing North 63 degrees 21' West a distance of 75 feet to an iron pin; thence South 26 degrees 39' West a distance of 282 feet to an iron pin; thence South 63 degrees 21' East a distance of 75 feet to a point; thence North 26 degrees 39' East a distance of 282 feet, more or less, to the point of beginning.

CODE 183 MAP 3709-31DB TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day  
of July A.D., 19 98 at 11:31 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 27748.

FEE \$40.00

By Kathleen Ross  
Bernetha G. Letsch, County Clerk

Recording Date July 29, 1998

WITHDRAWN

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