

'98 AUG -5 AM 1:36



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01048113

AFTER RECORDING RETURN TO:
Mr. and Mrs. John A. Larsen

P.O. Box 1933
Klamath Falls, OR, 97601

Aspen Title & Escrow
on this 5th day of August A.D., 1998
at 11:36 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 28680

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy.

BARBARA J. GRAY, hereinafter called GRANTOR(S), convey(s) and warrants to JOHN A. LARSEN and REBECCA L. LARSEN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 102 PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon.

Code 41, Map 3909-2AC, Tax Lot 6600

"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 \$69,000.00.

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 30th day of July, 1998.

x Barbara J. Gray-Trotter
BARBARA J. GRAY

STATE OF OREGON, County of Jackson)ss.

On ~~July~~ ^{Aug} 3, 1998, personally appeared BARBARA J. GRAY, who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Julia A. Grimes
Notary Public for Oregon
My Commission Expires: 5-30-2000

