



## WARRANTY DEED

ATC #03048497

AFTER RECORDING RETURN TO:

SERENE R. BARRETT  
1236 KANE STREET  
KLAMATH FALLS, OR 97603

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

LESLIE C. DRAPER and EVELYN F. DRAPER, hereinafter called  
GRANTOR(S), convey(s) and warrants to SERENE R. BARRETT,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of Lot 28, FAIR ACES SUBDIVISION NO. 1, in the County  
of Klamath, State of Oregon. EXCEPTING THEREFROM the East 5  
feet conveyed to Klamath County for widening of Kane Street by  
instrument recorded in Book 49 at Page 474, Deed Records of  
Klamath County, Oregon.

CODE 41 MAP 3809-35DB TL 3100

"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  
\$44,700.00.

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 5 day of October, 1998.

Leslie C. Draper  
LESLIE C. DRAPER

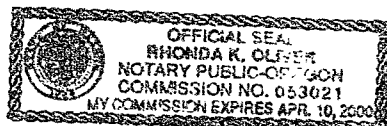
Evelyn F. Draper  
EVELYN F. DRAPER

STATE OF OREGON, County of Klamath)ss.

On October 5, 1998, personally appeared LESLIE C. DRAPER AND  
EVELYN F. DRAPER who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Shirley K. Olson  
Notary Public for Oregon

My Commission Expires: 01/15/00 4/10/2000  
2160



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day  
of October A.D., 19 98 at 1:05 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 36714

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Brown