

Vol.m95 Page 3859



WARRANTY DEED

#03042680 AFTER RECORDING RETURN TO:

JON STRICKLER SANTANIA STRICKLER 3304 CANNON AVENUE KLAMATH FALLS, OR 97603

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

STEVEN GEORGE HICKMAN and JANET E. HAMZA, hereinafter called GRANTOR(S), convey(s) to JON STRICKLER and SANTANIA STRICKLER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The W 1/2 of Lot 3, Block 2, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

Code 41 Map 3909-3CA TL 5400

"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 \$39,900.00.

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 15th day of February, 1995.

<u>Eteven George Hickman</u> steven george Hickman	JANET E. HAMZA
STATE OF OREGON ) )ss. County of Klamath )	OFFICIAL SEAL CAROLE JOHNSON NOTARY PUBLIC - OREGON COMMISSION NO. 031504 HY COMMISSION NO. 031504
The foregoing instrument was ackn day of February, 1995, by STEVEN Before me:	owledged before me this 16th GEORGE HICKMAN.
Notary Public for Oregon My Commission Expires: January 31 STATE OF WASHINGTON )ss. County of <u>Kitsap</u> )	
	nowledged before me this <u>17th</u> (24)

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TITLE & ESCROW, INC.

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STATE OF OREGON: COUNTY OF KLAMATH : ss. Aspen Title Co Filed for record at request of

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day of February, 1995, by JANEL E. HAMIA.

Kitsap P

Before me: <u>Cuelly</u> Notary Public for Washington My Commission Expires: <u>July 24</u>,

A.D., 19 95

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