

WARRANTY DEED

Vol. M95 Page

MTC 35770KR

DAVID A. MAXWELL and CAROL A. MAXWELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
PAUL G. AMSTUTZ and LEZLIE C. SMITH-AMSTUTZ, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 10 OF TRACT 1173, BEING A SUBDIVISION OF LOT 1, BLOCK 10, LYNNEWOOD,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 235,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , Paul G. Amstutz and Lezlie C. Smith-Amstutz, 1421 Wild Plum Court,
Klamath Falls, OR 97601

Dated this 11th day of July, 1995.

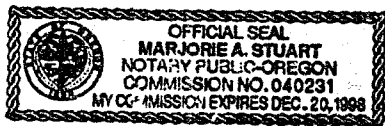
David A. Maxwell
DAVID A. MAXWELL

Carol A. Maxwell
CAROL A. MAXWELL

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. July 11 19 95
COUNTY OF Klamath

Personally appeared the above named David A. Maxwell & Carol A. Maxwell
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie Stuart
Notary Public for Oregon

My commission expires 12/20/98

Return to:

PAUL G. AMSTUTZ & LEZLIE C. SMITH-AMSTUTZ
27210 NW Reeder
Portland, OR 97231

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day
of July A.D., 19 95 at 10:23 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 18473

FEE \$30.00

By Bernetha G. Letsch County Clerk
Shirley H. Hertz