

WARRANTY DEED

UTC 35442 HF

JOHN W. RENO and ROWENA H. RENO,
Grantor(s) hereby grant, bargain, sell and convey to
CHARLES E. DUTCHER,
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 12, Block 1 STEWART, 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 \$ 35,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3536 GRANITE ST, KLAMATH FALLS, OR 97601

Dated this 19th day of July, 1995

John W. Reno
JOHN W. RENO

Rowena H. Reno
ROWENA H. RENO

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 7/19 1995
COUNTY OF Klamath

Personally appeared the above named JOHN W. Reno & Rowena H. Reno
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

Return to:

CHARLES E. DUTCHER
3536 GRANITE ST
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
of July A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 18838.

FEE \$30.00

By Bernetha G. Mitsch County Clerk