

## WARRANTY DEED

23465

MTC 301568W

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AUDREY BELLE WINDER,

Grantor(s) hereby grant, bargain, sell and convey to  
 VIRGIL A. ARNETT and E. BERNIECE ARNETT and JANICE M. DONE, with the rights of  
 survivorship,  
 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 50 in Block 16 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT  
 NO. 1, according to the official plat thereof on file in the office of  
 the County Clerk of Klamath County, Oregon Together with Mobile Home.

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: , 1944 GARY ST. Klamath Falls, OR 97603

Dated this 30th day of AUGUST, 1995.

Audrey Belle Winder  
 AUDREY BELLE WINDER

## NOTARY ACKNOWLEDGEMENT

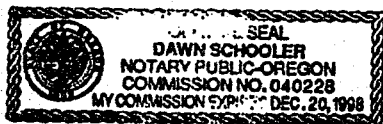
STATE OF OREGON

ss. AUGUST 30th 19 95

COUNTY OF KLAMATH

Personally appeared the above named AUDREY BELLE WINDER

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:

Dawn Schooler  
 Notary Public for Oregon  
 My commission expires 12/20/98

(seal)

Return to:

VIRGIL A. ARNETT

1944 GARY ST.  
 Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day  
 of Aug A.D., 19 95 at 2:55 o'clock P M., and duly recorded in Vol. M(5),  
 of Deeds on Page 23465.

FEE \$30.00

By Bernetha G. Letsch County Clerk  
 Bernetha G. Letsch, County Clerk