



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #05043815

AFTER RECORDING RETURN TO:

JOHN & WANDA HINTZE

9089 Hill RdKlamath Falls OR 97603

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

HOWARD WM. WHITE, also known as HOWARD WHITE AND ROCHELLE A. WHITE, also known as ROCHELLE WHITE hereinafter called GRANTOR(S), convey(s) to JOHN HINTZE AND WANDA HINTZE, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

Lot 4, Block 73, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BD TAX LOT 1400

PARCEL 2:

The North 40 feet of Lot 1, Block 1, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CA TAX LOT 100

"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
\$4,000.00.

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 9th day of OCTOBER 1995.

Howard Wm. White
HOWARD WM. WHITE

Rochelle A. White
ROCHELLE A. WHITE

STATE OF CALIFORNIA
County of VENTURA

On 10-21, 1995, HOWARD WM. WHITE AND ROCHELLE A. WHITE personally appeared before me,

who is personally known to me

☒ whose identity I proved on the basis of credit cards

☐ whose identity I proved on the oath/affirmation of _____, a credible witness

to be the signer of the above document, and he/she acknowledged _____

WARRANTY DEED
PAGE 2



that he/she signed it

[Signature]

Notary Public for CALIFORNIA
My Commission Expires: 12-9-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of October A.D. 19 95 at 11:18 o'clock A. M., and duly recorded in Vol. M95
of Deeds on Page 29721

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller

FOR RECORD: I, Robert Ross Kelly, Jr., Notary Public for the State of California, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording on the 31st day of October, A.D. 1995, at 11:18 o'clock A.M., and duly recorded in Volume M95 of Deeds on Page 29721.

WITNESS MY HAND AND SEAL OF OFFICE this 31st day of October, A.D. 1995.

NOTARY PUBLIC FOR THE STATE OF CALIFORNIA

Robert Ross Kelly, Jr.

My Commission Expires December 9, 1998

NOTARY PUBLIC FOR THE COUNTY OF KLAMATH, OREGON

Bernetha G. Letsch

FOR RECORD: I, Bernetha G. Letsch, County Clerk for the County of Klamath, Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording on the 31st day of October, A.D. 1995, at 11:18 o'clock A.M., and duly recorded in Volume M95 of Deeds on Page 29721.

CLERK OF THE COUNTY OF KLAMATH, OREGON

BERNETHA G. LETSCH
CLERK OF THE COUNTY OF KLAMATH, OREGON
MY COMMISSION EXPIRES 12-9-98

WHITE & ESCROW, INC.
Aspen Title & Escrow