

WARRANTY DEED

ASPEN TITLE ESCROW NO. 03043970

AFTER RECORDING RETURN TO: WAYNE A. & CAROL D. POWELL 1335 OWENS ST. KLAMATH FALLS, OREGON 97601

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

HUTCHESON & VAN WINKLE CONSTRUCTION, an Oregon Corporation, hereinafter called GRANTOR(S), convey(s) to WAYNE A. POWELL AND CAROL D. POWELL, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 9, Block 202, MILLS ADDITION SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TAX LOT 4300



"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 \$46,500.00.

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 30TH day of OCTOBER, 19995.

| BY Le WWW. | E CONSTRUCTION | BY: | OFFICIAL SEAL CAROLE JOHNSON NOTARY PUBLIC - OREGON COMMISSION NO 031504 |
|-------------------|----------------|------------------------------------|--|
| STATE OF OREGON |) | OFFICIAL CAROLE JO NOTARY F. ELLIC | SEAL |
| County of KLAMATH |)ss. (| MYCOM | 0. 031504 % |

The foregoing instrument was acknowledged before me this 3/4 day of OCTOBER, 1995, by

LEC A. VAN WINKLE CONSTRUCTION, a OREGON corporation, on behalf of the corporation.

Before me:

Notary Public for OREGON
My commission expires:

MYBM9ALA DEED

ARPEN TITLE ESCHOW NO. 03043970

MANNE A. A CAROL D. POWELL. APTER RECORDING BETDEN POL

TITLE & ESCROW, INC.

RLAHATH FALLS, OMEGON 97601

SAME AS ABOVE STATEMENTS TO THE FOLLOWING ADDR. SH: TRITL A CHANGE IS REQUESTED ALL TAY

CAROL D. POWELL, HUSBAND TAD WIFF, berwiselter relled GRANTEERS, 311 thut real property situated in the Pro-Klamath, State of Oregon, described as: bersinsfeer colled GRANPGR(S), conver(s) if Ma of ... HUTCHESON & VAN MINKLE CONSPECTION, on Organic Congression

KLAMATH FALLS, in the County of Blomath, State of to Lot 9, Block 262, MILLS ADDITION SECOND ADDITION FOR A

CODE THAN SECT-8008-33DC TAX LOS 4300

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346,500.00. The true and actual consideration for this tracefor

in wrrness thereof, the grantor has executed the this form day of ocroses, 19995. singular includes the plural:

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| Filed | for record at request of | Aspen Title | & Escrow | . Also | 3rd | |
|-------|---------------------------------------|-----------------------------------|-------------|-----------------------------------|-------------|------|
| of | November | _A.D., 19 <u>95</u> at <u>1</u> 3 | :03o'clock_ | the A M., and duly recorded in | Vol. M95 | _ da |
| | • • • • • • • • • • • • • • • • • • • | of <u>Deeds</u> | | _ on Page30151 | | |
| FEE | \$35.00 | | Ву | Bernetha G. Letsch, Connette M | ounty Clerk | |

STATE OF OREGON: COUNTY OF KLAMATH: ss.

अर्दे हेलामाम्बद्धाः व्यक्तिहरूः Wohary Public for OREGOV gelare we: cosporation. VAN MISALE CONSTRUCTION, a official on the following section of the con-