

8752

WARRANTY DEED

MTC36593KR

VICTOR W. EPSTEIN and BERNICE EPSTEIN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey
LAWRENCE A. HULTIN and GAIL A. HULTIN, 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 2 in Block 20 of TRACT 1113, OREGON SHORES - UNIT 2, 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 \$ 4,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 10121, EUGENE, OR 97440

Dated this 30th day of October, 1995.

X Victor W. Epstein
VICTOR W. EPSTEIN

X Bernice Epstein
BERNICE EPSTEIN

* NOTARY ACKNOWLEDGEMENT

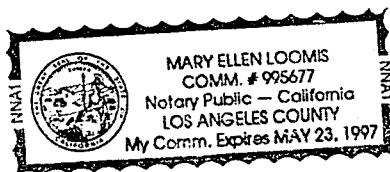
STATE OF California ss. October 30 19 95

COUNTY OF Ventura

Personally appeared the above named _____

VICTOR W. EPSTEIN & BERNICE EPSTEIN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Mary Ellen Loomis
Notary Public for California
My commission expires 5-23-97

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Return to: LAWRENCE
LAWRENCE A. HULTIN
P.O. BOX 10121
EUGENE, OR 97440

Mountain Title Company
on this 7th day of November A.D., 19 95
at 10:56 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 30407
Bernetha G. Letach County Clerk
By Annette Mueller Deputy.

Fee, \$30.00