

96-01-16P03:44 RCVD



WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

ASPEN TITLE #05044175

Filed for record at request of:

AFTER RECORDING RETURN TO:  
RODNEY P. & DALE C. KENTON

209 Applegate  
Klamath Falls OR 97601

Aspen Title  
on this 16th day of Jan A.D., 1996  
at 3:44 o'clock P. M. and duly recorded  
in Vol. 196 of Deeds Page 1286

Bernetha G. Leisch County Clerk

By [Signature] Deputy.

Fee, \$30.00

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

GIPPER H. GRIMES AND VERONICA R. GRIMES, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to RODNEY P. KENTON AND  
DALE C. KENTON, HUSBAND AND WIFE, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 638, block 128, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TAX LOT 2800

RR:  
OK  
"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  
\$26,000.00.

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 26TH day of DECEMBER 1995.

GIPPER H. GRIMES

Veronica R. Grimes  
VERONICA R. GRIMES

STATE OF OREGON  
County of KLAMATH Deschutes

On 01-09, 1996, ~~GIPPER HUGH GRIMES AND~~ VERONICA ROSE GRIMES  
personally appeared before me,

who is personally known to me

☒ whose identity I proved on the basis of Oregon Drivers license

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

to be the signer of the above document, and ~~he~~ she acknowledged  
that ~~he~~ she signed it.

Deborah A. Mason  
Notary Public for OREGON

My Commission Expires: 12-22-99

