

WARRANTY DEED

MTC 37209LW

CLARENCE A. NELSON and IRENE B. NELSON, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
CHESTER J. STONECYPHER and BONNIE J. STONECYPHER, 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 17 in Block 13, Tract No. 1170, THIRD ADDITION TO THE MEADOWS,
according to 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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 12582 2ND STREET, YUCAIPA, CA 92399

Dated this 25 day of January, 1996.

Clarence A. Nelson
CLARENCE A. NELSON

Irene B. Nelson
IRENE B. NELSON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. January 25 1996
COUNTY OF Klamath

Personally appeared the above named Clarence A. Nelson
and Irene B. Nelson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget - Weatherby
Notary Public for Oregon

My commission expires 11/20/99

Return to:

CHESTER J. STONECYPHER
P.O. Box 1020
12582 2ND STREET Sp.5
YUCAIPA, CA 92399

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 25th day of Jan A.D., 19 96
at 3:52 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 2219

Bernetha G. Lersch County Clerk
By Spallie Deputy

Fec, \$30.00