

WARRANTY DEED

ASPEN TITLE #05044267

AFTER RECORDING RETURN TO: RICKY A. & NANCY C. POWERS
SULP Blue Helon D.

Bronza Oregon 57623

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

CHRIS J. ZYLSTRA AND KAREN M. ZYLSTRA, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to RICKY A. POWERS AND NANCY C. POWERS, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 11 and 12, Block 50, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

CODE 36 MAP 3811-14CO TAX LOT 5500 CODE 114 MAP 3811-14CO TAX LOT 5600

"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

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 6TH day of FEBRUARY, 1996.

CHRIS J. ZYLSTRA

allow

STATE OF OREGON County of KLAMATH

On 3.4 , 1996, CHRIS J. ZYLSTRA AND KAREN M. ZYLSTRA, personally appeared before me,
who is personally known to me

whose identity I proved on the basis of whose identity I proved on the oath/affirmation of

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

Deberg Notary Public for

Notary Public Tox UREGUN
My Commission Expires: 10-10-910



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GBBG.YTHARRAW

Filed for record at request ofAspen Title ofAspen Title					
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