

WARRANTY DEED

Vol. M96 Page 5955

MTC 37482DS

MARVIN G. KUHLMAN and BEATRICE W. KUHLMAN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
JERRY D. RICHARDS and EVELYN I. RICHARDS, 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 660, BLOCK 116 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 39,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2230 DARROW, KLAMATH FALLS, OR 97601

Dated this 1st day of MARCH, 1996.

Marvin G. Kuhlman
MARVIN G. KUHLMAN

Beatrice W. Kuhlman
BEATRICE W. KUHLMAN

NOTARY ACKNOWLEDGEMENT

STATE OF IDAHO SS. MARCH 1 19 96
COUNTY OF CANYON

Personally appeared the above named MARVIN G. KUHLMAN
Beatrice W. Kuhlman

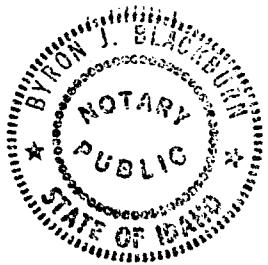
and acknowledged the foregoing instrument to be 2 voluntary act.

Before me:

Byron J. Black
Notary Public for IDAHO

My commission expires 5/19/2001

Reside in Caldwell



(seal)

Return to:

JERRY D. RICHARDS
2230 DARROW
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Company
on this 4th day of MARCH A.D. 19 96
at 3:41 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 5955

Bernetha G Letsch County Clerk

By [Signature]

Fee, \$30.00

Deputy.

96 MAR -4 P3:41