

WARRANTY DEED

UTC37341MS

LEONARD D. SPRINGER and LAURA J. SPRINGER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to JONATHAN P. WRIGHT and AMY M. HICKS, husband and wife and DAVID L. HICKS and DOROTHY I. HICKS, husband and wife or the survivor thereof, 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 25 AND THAT FRACTIONAL PART OF LOT 22 WHICH LIES NORTHEASTERLY FROM THE EXTENSION OF THE LINE WHICH RUNS BETWEEN LOTS 24 AND 25 IN BLOCK 71 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1804 Academy Street, Klamath Falls, OR 97601

Dated this 25 day of March, 1996

Leonard D. Springer
LEONARD D. SPRINGER

Laura J. Springer
LAURA J. SPRINGER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 3-3 19 96
COUNTY OF Douglas
Personally appeared the above named Leonard & Laura Springer

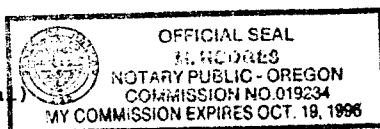
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

McHale

Notary Public for Oregon

My commission expires 10-19-96



Return to:

JONATHAN P. WRIGHT
1804 Academy Street
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 6th day of March A.D., 19 96
at 3:28 o'clock PM. and duly recorded
in Vol. 1996 of Deeds Page 6199

Bernetha G Letsch, County Clerk
By Christy Swannell

Deputy.

Fee, \$30.00