

'96 MAR -8 P3:41



WARRANTY DEED

#04044293

AFTER RECORDING RETURN TO:

HELGE H. MC GEE

TINA M. MC GEE

2045 HURON ST.
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROBERT A. HOCHSTETLER and CHRISTINE A. HOCHSTETLER, hereinafter called GRANTOR(S), convey(s) to HELGE H. MC GEE and TINA M. MC GEE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2, Block 24, KLAMATH RIVER ACRES FOURTH ADDITION, in the County of Klamath, State of Oregon.

Code 97 Map 3907-2600 TL 5900

"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, 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 \$42,000.00.

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 6th day of March, 1996.

Robert A. Hochstetler
ROBERT A. HOCHSTETLER

Christine A. Hochstetler
CHRISTINE A. HOCHSTETLER

STATE OF OREGON, County of Klamath)ss.

On this 8th day of March, 1996,

Personally appeared the above named ROBERT A. HOCHSTETLER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

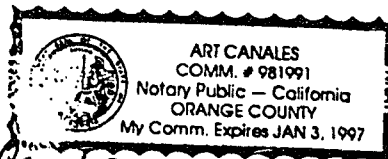
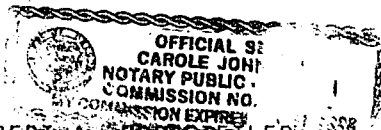
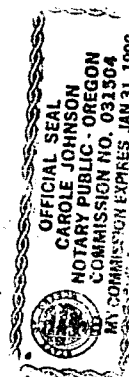
My Commission Expires: January 31, 1998

STATE OF CALIFORNIA)

COUNTY OF Orange)ss.

On March 7, 1996, before me, Art Canales, personally appeared CHRISTINE A. HOCHSTETLER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),

Continued on next page



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and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature [Signature]
My commission expires: 1-3-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day of March A.D., 19 96 at 3:41 o'clock PM, and duly recorded in Vol. M96 of Deeds on Page 6406.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By [Signature]

[Faint, mostly illegible text from the reverse side of the document, appearing as bleed-through or a second page.]

RECORDED
APR 1 1996