

'96 APR -1 A11:26



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05044328

Filed for record at request of:

AFTER RECORDING RETURN TO:  
DWAYNE C. HAMMERSLEY AND  
BRENDA L. PIERCE  
1111 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601

Aspen Title  
on this 1st day of April A.D. 19 96  
at 11:26 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 8973

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

Bernetha G. Letsch County Clerk

By Spette Wiley

Deputy.

Fee,

\$30.00

DWAYNE C. HAMMERSLEY, AN UNMARRIED MAN, hereinafter called  
GRANTOR(S), convey(s) to DWAYNE C. HAMMERSLEY, an unmarried man  
AND BRENDA L PIERCE, an unmarried woman, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 5, Block 96, BUENA VISTA ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CC TAX LOT 4400

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except those covenants,  
conditions, restrictions, Reservations, rights, rights of way  
and easements of record.

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 TO CLEAR  
TITLE.

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 26th day of MARCH, 1996

D C Hammersley  
DWAYNE C. HAMMERSLEY

STATE OF OREGON, COUNTY OF KLAMATH) ss.

MARCH 26, 1996

Personally appeared the above named DWAYNE C. HAMMERSLEY AND  
BRENDA L. PIERCE and acknowledged the foregoing instrument to  
be THEIR voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for OREGON  
My Commission Expires: 3-22-97

