



## WARRANTY DEED

#03044399

AFTER RECORDING RETURN TO:

STEVEN E. DUELL  
P.O. Box 863  
Kenil, OR 97627

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

RAYMOND E. HOBBS and DRUCELEIA C. HOBBS, hereinafter called  
 GRANTOR(S), convey(s) to STEVEN E. DUELL, hereinafter called  
 GRANTEE(S), all that real property situated in the County of  
 Klamath, State of Oregon, described as:

Lot 7, Block 18, SECOND ADDITION TO KLAMATH RIVER ACRES OF  
 OREGON, LTD., in the County of Klamath, State of Oregon.

Code 21 Map 3908-3180 TL 1200

*SED*  
 "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  
 \$15,000.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

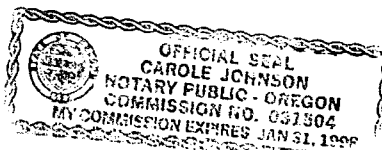
IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 22nd day of March, 1996.

Raymond E. Hobbs  
 RAYMOND E. HOBBS

Druceleia C. Hobbs  
 DRUCELEIA C. HOBBS

STATE OF OREGON, County of Klamath )ss.

On this 22nd day of March, 1996,



Personally appeared the above named RAYMOND E. HOBBS and  
 DRUCELEIA C. HOBBS and acknowledged the foregoing instrument to  
 be their voluntary act and deed.

Before me: Carol Johnson  
 Notary Public for Oregon  
 My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 1st day  
 of April A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96  
 of Deeds on Page 9127.

FEE \$30.00

Bernetha G. Fetsch, County Clerk  
Suzette Bentley

APRIL 1, 1996

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NO RECORD