



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

#03044371

AFTER RECORDING RETURN TO:

HUTCHESON-VAN WINKLE CONSTRUCTION CO.

7350 SOUTHSIDE EXPRESS WAY
KLAMATH FALLS, OR 97603

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

DONALD R. KERR and GERTA M. KERR, who acquired title as GERTA M. WOODS, hereinafter called GRANTOR(S), convey(s) to HUTCHESON-VAN WINKLE CONSTRUCTION CO., hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2, Block 5, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 96 Map 3907-36A0 TL 3200

"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
 \$14,000.00.

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 27th day of February, 1996.

x Donald R. Kerr
 DONALD R. KERR

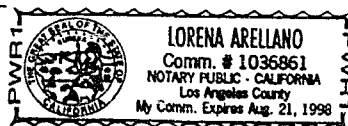
x Gerta M. Kerr
 GERTA M. KERR

STATE OF CALIFORNIA)
) ss.
 COUNTY OF Los Angeles)

On March 04, 1996 before me,
LORENA ARELLANO, personally appeared DONALD R. KERR and GERTA M. KERR 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), 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: Lorena Arellano
 My commission expires: August 21, 1998



96 APR -1 P3:53

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9136

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 9135.

FEE \$35.00

By Bernetha G. Letach County Clerk