

96 APR -3 P3:35



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044395

AFTER RECORDING RETURN TO:
MR. AND MRS. JOHN HINTZE9089 Hill Road
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEAARON COX AND KATHLEEN COX, husband and wife, hereinafter
called GRANTOR(S), convey(s) to JOHN HINTZE and WANDA HINTZE,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN. . . .

MR. J.B.
"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, contracts and/or
liens for irrigation and/or drainage,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
\$25,000.00.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 21st day of March 1996.+ Aaron Cox
AARON COX+ Kathleen Cox
KATHLEEN COXSTATE OF WASHINGTON, COUNTY OF Clark)ss.On March 30, 1996, personally appeared Aaron Cox and
Kathleen Cox, and acknowledged the foregoing to be their
voluntary act and deed.Grady S. [Signature]
Notary Public for Washington
My Commission Expires: 9-19-96

EXHIBIT "A"

Lots 15, 16, 17, 18, 19 and 20, Block 10, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING that portion deeded to City of Klamath Falls, Oregon, recorded October 6, 1959 in Book 316 at Page 343, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29AB TL 700
CODE 1 MAP 3809-29AB TL 900
CODE 1 MAP 3809-29AB TL 1000
CODE 1 MAP 3809-29AB TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of April A.D., 1996 at 3:35 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 9406.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By 