

FRED H. HUTCHISON, SANDRA J. HUTCHISON-LAKE, PATRICIA J. HUTCHISON-BANKS, AND GARY J. HUTCHISON, ALL AS TENANTS IN COMMON,

Grantor(s) hereby grant, bargain, sell and convey to:

**JEANNETTE A. RIFFEY**

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 42, Block 1 of TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7015 TURNER CT. KLAMATH FALLS, OR. 97603

Dated this 15<sup>th</sup> day of April, 1996.

THE ESTATE OF HAZEL ANN COSS

BY: Fred H. Hutchison HEIR  
FRED H. HUTCHISON

BY: Sandra J. Hutchison-Lake HEIR  
SANDRA J. HUTCHISON-LAKE

ESTATE OF HAZEL ANN COSS

BY: Patricia J. Hutchison-Banks HEIR  
PATRICIA J. HUTCHISON-BANKS

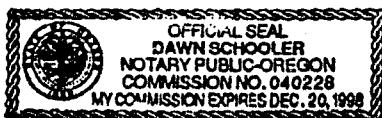
BY: Gary J. Hutchison HEIR  
GARY J. HUTCHISON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Klamath ss. April 15 19 96

Personally appeared the above named FRED H. HUTCHISON, SANDRA J. HUTCHISON-LAKE, PATRICIA J. HUTCHISON-BANKS, AND GARY J. HUTCHISON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT37467-DS

Return to:

JEANNETTE A. RIFFEY @ 7015 Turner Ct. Klamath Falls, OR. 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day  
of April A.D., 19 96 at 3:38 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 10622.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Cheryl Russell

REYNOLDS W. KIELER (W) 10623  
KELLEY, JR.

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