

UTC31056

WARRANTY DEED

Vol. M96 Page 13752

JOHN T. AUGARD and BETTY S. AUGARD, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JEFFREY A. LEHMAN and SHELLY D. LEHMAN, husband and wife,
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 7, BLOCK 22, THIRD ADDITION TO RIVER PINE ESTATES, 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 \$ 72,450.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 426, GILCHRIST, OR 97737

Dated this 7th day of May, 1996.

John T. Augard
JOHN T. AUGARD

Betty S. Augard
BETTY S. AUGARD

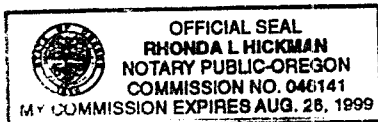
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF DESCHUTES SS. May 7 19 96

Personally appeared the above named John T. Augard and Betty S. Augard

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Rhonda L. Hickman

Notary Public for Oregon

My commission expires 8-26-99

ESCROW NO. SR-15371RH

Return to:

JEFFREY A. LEHMAN
PO BOX 426
GILCHRIST, OR 97737

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 13th day of May A.D. 19 96
at 3:58 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 13752

Bernetha G Letsch, County Clerk

By [Signature]

Fee, \$30.00

Deputy.