

## WARRANTY DEED

#03044474

AFTER RECORDING RETURN TO:

ROBERT J. HARTER

PATRICIA M. HARTER

4718 CLEVELAND  
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

HUTCHESON-VAN WINKLE CONSTRUCTION, hereinafter called  
GRANTOR(S), convey(s) to ROBERT J. HARTER and PATRICIA M.  
HARTER, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 12, Tract 100, in the County of Klamath, State of Oregon.  
Code 7 Map 3900-22LA TL 2200

"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  
\$17,500.00.

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 2nd day of May, 1996.

HUTCHESON-VAN WINKLE CONSTRUCTION

BY: Lee A. Van Winkle

STATE OF OREGON, County of Klamath ) ss.

On this 2nd day of May, 1996,

Personally appeared the above named LEE A. VAN WINKLE of  
HUTCHESON-VAN WINKLE CONSTRUCTION and acknowledged the  
foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
of May A.D., 19 96 at 10:52 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 14473

FEE \$30.00

By Bernetha G. Letsch County Clerk  
Cheryl Russell

96 MAY 20 AM 10:52

by H  
JW