

MTC 38144DS

JOHN HINTZE and WANDA HINTZE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

STEPHEN KING AND CATHY KING, 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:

Lots 15, 16, 17, 18, 19 and 20 in Block 10 of SECOND ADDITION TO THE CITY
OF KLAMATH FALLS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, 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.

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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5729 ALTAMONT, KLAMATH FALLS, OR 97603

Dated this 21st day of May 19 96

John Hintze
JOHN HINTZE

Wanda Hintze
WANDA HINTZE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. May 21 19 96

Personally appeared the above named

JOHN HINTZE and WANDA HINTZE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38144-DS

Return to:

CATHY KING
5729 ALTAMONT
KLAMATH FALLS, OR 97603

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 22nd day of May A.D., 19 96
at 11:25 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 14868.

Bernetha G Letsch, County Clerk

By Cathy King

Deputy.

Fee, \$30.00