

18655

'96 MAY 24 A9:24

MTC 38137KA

WARRANTY DEED Vol. M96 Page 15100

JOHN L. EDGINGTON and DOROTHEA E. EDGINGTON, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 DANIEL T. CAPEHART and R. JUDY CAPEHART, 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 8 in Block 14 of BUENA VISTA 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.

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
 whomssoever, 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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 707 WEST OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 22 day of May, 1996

John L. Edgington
 JOHN L. EDGINGTON

Dorothea E. Edgington
 DOROTHEA E. EDGINGTON

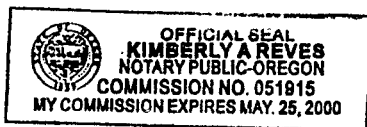
NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. MAY 22 19 96

Personally appeared the above named JOHN L. EDGINGTON AND

DOROTHEA E. EDGINGTON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for OregonMy commission expires 5/25/2000

ESCROW NO. MT38137-KA

Return to:

DANIEL T. CAPEHART
 707 WEST OREGON AVENUE
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle

on this 24th day of May A.D. 19 96
 at 9:24 o'clock AM and duly recorded
 in Vol. M96 of Deeds Page 15100

Bernetha G Letsch, County Clerk

By Cheryl Swasey

Deputy.

Fee, \$30.00