

19245

## WARRANTY DEED

Vol. M96 Page 16421

ATC # 04844633

NEIL A. HIBBEN and MARGARET P. HIBBEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
ALFRED RODRIGUEZ and BILLIE L. RODRIGUEZ, 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 KLANATH and State of Oregon, to wit:

Lot 2, Block 1, Plat No. 1222, STAGECOACH ACRES, in the County of  
Klamath, State of 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 9640 SW WASHINGTON PL, PORTLAND, OR 97225

Dated this 30 day of MAY, 1996

Neil A. Hibben  
NEIL A. HIBBEN

Margaret P. Hibben  
MARGARET P. HIBBEN

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 30th 1996

COUNTY OF Deschutes

Personally appeared the above named Neil A. Hibben

and Margaret P. Hibben

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

[Signature]

Notary Public for Oregon

My commission expires 8-5-97

(seal)

ESCROW NO. SR-15399R1

Return to:

ALFRED RODRIGUEZ  
9640 SW WASHINGTON PL  
PORTLAND, OR 97225

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title & Escrow  
on this 5th day of June A.D., 19 96  
at 10:25 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 16421  
Bernetha G Letsch, County Clerk  
By [Signature] Deputy.

Fee, \$30.00

96 JUN -5 AMO:25