

19487

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044743

AFTER RECORDING RETURN TO:

Mr. Joel Peter Okula

4319 Fargo St  
Klamath Falls, Oregon  
97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE.JOHN P. MAYNARD and CHERYL MAYNARD, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JOEL PETER OKULA,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:The North 15 feet of Lot 20 and the South 45 feet of Lot 21,  
TONATEE HOMES, in the County of Klamath, State of Oregon.

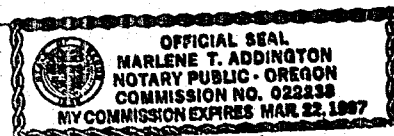
Code 41, Map 3909-11CC, Tax Lot 5000

JPD  
"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  
\$59,900.00.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 7th day of JUNE, 1996.
  
JOHN P. MAYNARD

  
CHERYL MAYNARD

STATE OF OREGON, County of Klamath)ss.

On this 7th day of June, 1996, personally appeared the above  
named John P. Maynard and Cheryl Maynard, and acknowledged the  
foregoing instrument to be their voluntary act and deed.Before me:   
Notary Public for Oregon  
My Commission Expires: March 22, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day  
of June A.D., 19 96 at 11:54 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 16921

FEE \$30.00

By   
Bernetha G. Letsch, County Clerk