

19745

WARRANTY DEED

Vol. M96 Page 17483

MT 38348-KA
DALE O. WOODS and KAREN A. WOODS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
RONALD C. ABEL and ERICA M. ABEL, 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 7 in Block 2 of TRACT NO. 1182 GREEN KNOLL ESTATES, 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
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 \$ 9,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 932 N. ELDORADO AVE., KLAMATH FALLS, OR 97601

Dated this 7th day of June, 1996

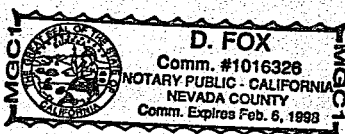
Dale O. Woods
DALE O. WOODS

Karen A. Woods
KAREN A. WOODS

NOTARY ACKNOWLEDGEMENT

STATE OF ~~XXXXXX~~ Calif. SS. June 7 19 96
COUNTY OF ~~XXXXXX~~ Nevada
Personally appeared the above named DALE O. WOODS AND
KAREN A. WOODS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38348-KA

Return to:
RONALD C. ABEL
932 N. ELDORADO AVE.
KLAMATH FALLS, OR 97601

Before me:

[Signature]

Notary Public for ~~OREGON~~ Calif.

My commission expires 2/6/98

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 12th day of June A.D., 19 96
at 3:57 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 17483

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee. \$30.00