

MTC38230KA

WILLIAM D. FOX, AKA WILLIAM DWAYNE FOX and CYNTHIA MARIE FOX, husband and wife, Grantor(s) hereby grant, bargain, sell and convey to:
 MICHAEL A. NEWELL and PATTI A. NEWELL, 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 6 in Block 3 of TRACT NO. 1153, SECOND ADDITION TO PINE GROVE PONDEROSA, 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 \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10650 QUAIL LANE, KLAMATH FALLS, OR 97601

Dated this 11 day of June, 1996

William D. Fox AKA William Dwayne Fox
 WILLIAM D. FOX, AKA WILLIAM DWAYNE FOX

Cynthia Marie Fox
 CYNTHIA MARIE FOX

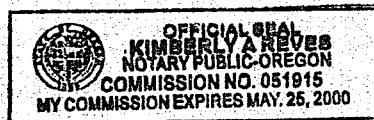
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. June 11 19 96

COUNTY OF KLAMATH

Personally appeared the above named WILLIAM D. FOX, AKA WILLIAM DWAYNE FOX AND CYNTHIA MARIE FOX

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38230-KA

Return to:

MICHAEL A. NEWELL
~~XXXXXXXXXXXX~~ P.O. Box 5122
 KLAMATH FALLS, OR ~~XXXX~~ 97603

Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON. ss.
 County of Klamath

Filed for record at request of:

Amerititle Co

on this 13th day of June A.D. 19 96
 at 2:36 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 17615

Bernetha g. Letsch County Clerk

By Paulene M. Anderson

Deputy.

Fee, \$30.00