

20059

WARRANTY DEED

Vol. m96 Page 18145

MTC 38347 KA

DALE O. WOODS and KAREN A. WOODS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:

STEVEN J. PETTIT,

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 12 in Block 1 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 \$ 7,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 529 N. 5th St. Klamath Falls OR 97601

Dated this 17 day of June, 1996.

Dale O. Woods
DALE O. WOODS

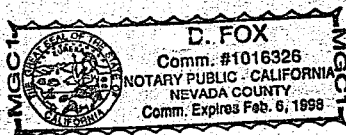
Karen A. Woods
KAREN A. WOODS

NOTARY ACKNOWLEDGEMENT

STATE OF Calif SS. June 17 19 96
COUNTY OF 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. MT38347-KA

Return to:
STEVEN J. PETTIT

529 N 5th St
Klamath Falls OR
97601

Before me:

[Signature]

Notary Public for NevadaMy commission expires 2/6/98

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 18th day of June A.D., 19 96
at 2:56 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 18145
Bernetha G. Letsch County Clerk
By [Signature]
Deputy.

Fee, \$30.00