

20069

36 JUN 18 P3:54

Vol. 196 Page 18174

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044666

AFTER RECORDING RETURN TO:

Mr. and Mrs. Robert A. Wilson

3702 Summers Lane
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMERCEILL K. BELL, hereinafter called GRANTOR(S), convey(s) to
ROBERT A. WILSON and LORNA J. WILSON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

RS
L.J.W.

"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
\$80,000.00.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 12th day of June, 1996.Merceill K. Bell
MERCEILL K. BELL

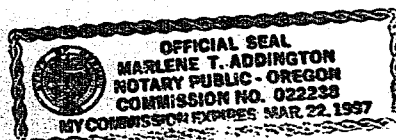
STATE OF OREGON, County of Klamath)ss.

On June 14, 1996, personally appeared the above named
Merceill K. Bell and acknowledged the foregoing instrument to
be her voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1997



A tract of land situate in the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Summers Lane, which point lies North 1 degree 08' West 144.5 feet and North 1 degree 12' West 246.7 feet from the Northeast corner of Landis Park, and from said point of beginning, running thence along the Westerly line of Summers Lane North 1 degree 12' West 80 feet; thence South 88 degrees 44' West 200 feet; thence South 1 degree 12' East parallel with Summers Lane 80 feet; thence North 88 degrees 44' East 200 feet to the point of beginning.

CODE 41 MAP 3909-10AD TL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 18th day
of June A.D., 1996 at 3:54 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 18174

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Pauline Muelendorfe