

20510

Vol. m96 Page 19119

WARRANTY DEED

#03044794

AFTER RECORDING RETURN TO:

KENNETH L. RICHARDS
CHARLOTTE R. RICHARDS16728 CAMP LAKE
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOSEPH ERNEST NUTWELL and JOANN NUTWELL, hereinafter called
GRANTOR(S), convey(s) to KENNETH L. RICHARDS and CHARLOTTE R.
RICHARDS, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 7, Block 10, FIRST ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

Code: 97 Map 3907-2500 TL 6000

CR.
nk.

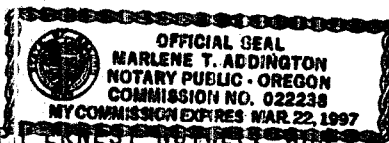
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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
\$49,500.00.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 24th day of June, 1996.

JOSEPH ERNEST NUTWELL

JOANN NUTWELL

STATE OF OREGON, (County of Klamath) ss.

On this 25th day of June, 1996,Personally appeared the above named JOSEPH ERNEST NUTWELL and
JOANN NUTWELL and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:

Notary Public for Oregon 3-22-97 W.P.

My Commission Expires: January 31, 1998

(STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of June A.D., 19 96 at 11:02 o'clock AM, and duly recorded in Vol. M96
of Deeds on Page 19119.

FEE \$30.00

By Bernetha G. Letsch, County Clerk