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96 JUN 27 P2:37

WARRANTY DEED

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MTC38377KA

RICHARD HICKS, AS SUCCESSOR TRUSTEE OF THE RUCONICH LOVING TRUST DATED JULY 31, 1990,

Grantor(s) hereby grant, bargain, sell and convey to:

AARON W. ARNTZ and REBECCA L. ARNTZ, 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 1 of FIRST ADDITION TO VALLEY VIEW, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3217 RAYMOND STREET, KLAMATH FALLS, OR 97603

Dated this 26th day of JUNE, 1996.

Richard Hicks
RICHARD HICKS, SUCCESSOR TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. JUNE 26 19 96
COUNTY OF JOSEPHINE
Personally appeared the above named RICHARD HICKS, trustee

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

Janet L. Jensen
Notary Public for OREGON

My commission expires 10-22-96

ESCROW NO. MT38377-KA

Return to:

AARON W. ARNTZ
3217 RAYMOND STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

As per Title
on this 27th day of June A.D. 19 96
at 2:37 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 19163.
Bernetha G Letsch, County Clerk
By Christy Russell Deputy.
Fee, \$30.00