

206271

MT38044-LW

WARRANTY DEED

Vol. M96 Page 19388

WOODROW W. CAVE and ROBERTA E. CAVE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: REBECCA LYNN NUNES and DONALD MICHAEL NUNES, as tenants by the entirety, 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 1, Block 1 of HINLEY ACRES, 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 \$ 15,000.00.

Until a change is requested all tax statements shall be sent to Grantee at the following address: 8048 MATNEY WAY, KLAMATH FALLS, OR 97603

Dated this 21st day of June, 1996

Woodrow W. Cave
WOODROW W. CAVE

Roberta E. Cave
ROBERTA E. CAVE

NOTARY ACKNOWLEDGEMENT

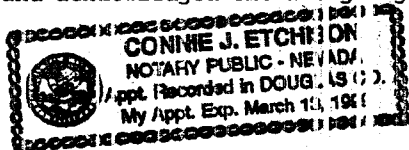
STATE OF Nevada

COUNTY OF Carson City

SS. June 21 1996

Personally appeared the above named Woodrow W. Cave & Roberta E. Cave

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Connie J. Etchison

Notary Public for Nevada

My commission expires 3/13/97

(seal)

ESCROW NO. MT38044-LW

Return to:

REBECCA LYNN NUNES
8048 MATNEY WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amari Title

on this 28th day of June A.D., 1996
at 3:52 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 19388

Bernetha G. Letsch, County Clerk

By Cherry Russell

Deputy.

Fee, \$30.00

JUN 28 3:52

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