

20642

WARRANTY DEED

Vol. 1946 Page 19433

RICK L. MCMAHON and NANCY L. MCMAHON, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 RICHARD H. WOLFSKILL and ANN H. WOLFSKILL 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 16 in Block 4 of Tract 1087, FIRST ADDITION TO BANYON PARK, 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 \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4710 Alpine, Klamath Falls, OR. 97603

Dated this 27 day of June, 1996.

Rick L. McMahon
 RICK L. MCMAHON

Nancy L. McMahon
 NANCY L. MCMAHON

NOTARY ACKNOWLEDGEMENT

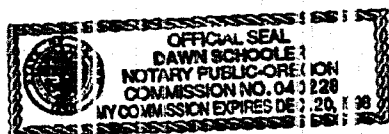
STATE OF Oregon ss. 27 June 19 96

COUNTY OF Klamath

Personally appeared the above named

Rick L. McMahon and Nancy L. McMahon

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schoole

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT38309-DS

Return to:

RICHARD H. WOLFSKILL

4710 Alpine
Klamath Falls OR
97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 28th day of June A.D. 1996
 at 3:54 o'clock PM and duly recorded
 in Vol. 196 of Deeds Page 19433
 Bernetha G Letsch, County Clerk
 By Cheryl Russell
 Deputy.
 Fee, \$30.00