

20860

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. C1044845

AFTER RECORDING RETURN TO:

David H. Panossian and Teresa R. Panossian

1540 N. S. Harold Ave.  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVELESLIE E. NORTHCUTT and NORMA V. NORTHCUTT, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DAVID HAROLD  
PANOSSIAN and TERESA ROLEEN PANOSSIAN, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:Lot 3 and the South 12 feet of Lot 2, Block 6, Tract 1163,  
CAMPUS VIEW, in the City of Klamath Falls, County of Klamath,  
State of Oregon.

Code 1, Map 3809-208D, Tax Lots 3000 &amp; 3100

"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 as 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  
Equitable Exchange.

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 2nd day of July, 1996.

Leslie E. Northcutt  
LESLIE E. NORTHCUTT

Norma V. Northcutt  
NORMA V. NORTHCUTT

STATE OF OREGON, County of Klamath)ss.

On July 3, 1996, personally appeared the above named  
LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: W. B. Harrison  
Notary Public for Oregon  
My Commission Expires March 21, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of July A.D., 19 96 at 3:46 o'clock P.M., and duly recorded in Vol. M96,  
of Deeds on Page 19910

FEE \$30.00

By Bernetha G. Letsch, County Clerk