



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044908

AFTER RECORDING RETURN TO:

MR. AND MRS. ROBERT J. POTUCEK
1755 Homedale
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

RICHARD MARTIN BIEHN, hereinafter called GRANTOR(S), convey(s) to ROBERT J. POTUCEK AND CAROL J. POTUCEK, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The East 60.33 feet of Lot 2, VICORY ACRES, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2AA TAX LOT 3500

"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 \$39,500.00.

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 3th day of July, 1996.

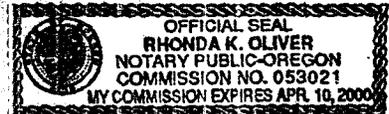
Richard Martin Biehn
RICHARD MARTIN BIEHN

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 5th day of July, 1996, by RICHARD MARTIN BIEHN.

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.



Filed for record at request of Aspen Title & Escrow the 8th day of July A.D., 1996 at 3:34 o'clock P M., and duly recorded in Vol. 1996 of Deeds on Page 20180

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch

96 JUL -8 P 3:34