

21373

WARRANTY DEED

Vol. M96 Page 20954

MT38566-KA e.
MICHAEL E. AGUIAR and MELODY AGUIAR, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN C. HANNS and JILL C. HANNS, 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 18 in Block 13, TRACT 1170, THIRD ADDITION TO THE MEADOWS, 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 \$ 78,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4410 BLACKBERRY COURT, KLAMATH FALLS, OR 97601

Dated this 10th day of July, 1996

Michael E. Aguiar
MICHAEL E. AGUIAR

Melody C. Aguiar
MELODY C. AGUIAR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

ss.

July 10 19 96

Personally appeared the above named

Michael E. Aguiar
and Melody C. Aguiar

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT38566-KA

Return to:

JOHN C. HANNS
4410 BLACKBERRY COURT
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 15th day of July A.D., 19 96
at 3:55 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 20954

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

96 JUL 15 P3:55