

21411

Vol. m96 Page 21042

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.#03044865
AFTER RECORDING RETURN TO:

Filed for record at request of:

ORVILLE L. PORTER
JUDY E. PORTER
4453 Cleveland Ave.
Klamath Falls, OR 97601Aspen Title & Escrow
on this 16th day of July A.D., 19 96
at 11:03 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 21042
Bernetha G Letsch, County Clerk,
By [Signature] Deputy.UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE

Fee, \$30.00

HUTCHESON VAN WINKLE CONSTRUCTION, hereinafter called
GRANTOR(S), convey(s) to ORVILLE L. PORTER and JUDY E. PORTER,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 23, Block 7, STEWART ADDITION, in the County of Klamath,
State of Oregon.

Code 211 Mpa 3909-7CB TL 4800 (covers additional property)

"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
\$11,275.25.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 3rd day of July, 1996.

HUTCHESON VAN WINKLE CONSTRUCTION

BY: [Signature]
TITLESTATE OF OREGON)
) ss.
County of Klamath)The foregoing instrument was acknowledged before me this 3rd day
of July, 1996, by Lee A. Van Winkle of Hutcheson Van Winkle
Construction, an Oregon corporation, on behalf of the
corporation.Before me: [Signature]
Notary Public for Oregon
My commission expires: January 31, 1998

96 JUL 16 AM 11:03