

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 97601

Aspen Title & Escrow  
on this 16th day of July A.D., 1996  
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

96 JUL 16 AM 11:03

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]  
TITLE

STATE 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